

by faith- Hindu, by nationality- Indian, by occupation- Retired,

2. RAM MOHAN CHATTOPADHYAY (PAN- ACLPC4360N, AADHAAR No. 564585978270) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Service, both are residing at E/157, Ramgarh, P.O. - Naktala, P.S. – Netaji Nagar, Kolkata-700047, District –South 24 Parganas, hereinafter called and referred to as "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, representatives and assigns) of the **FIRST PART** represented by her Constituted Attorney **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR**

(PAN- ASWPS1348D), son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata – 700150, District – South 24 Parganas, authorized vide board resolution dated 17/09/2020 (Vide Book No. I, Volume No. 1602-2020, pages 215180 to 215253., Deed No. 5649 for the year 2020.).

AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.-

Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata – 700150, District – South 24 Parganas, authorized vide board resolution dated 17/09/2020, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and permitted assigns).

AND

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

WHEREAS:

1. **OWNERS** shall mean 1. **ANANDA CHATTOPADHYAY (PAN- ABWPC3040K, Aadhaar No.983897194392)** son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Retired, 2. **RAM MOHAN CHATTOPADHYAY (PAN- ACLPC4360N, AADHAAR No.**

564585978270) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Service, both are residing at E/157, Ramgarh, P.O. - Naktala, P.S. – Netaji Nagar, Kolkata-700047, District –South 24 Parganas, and their heirs, executors, legal representatives and assigns.

2. **DEVELOPER** shall mean **M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (PAN - AAQCS6468M), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at Link Road Saheb Para, P.O. & P.S.- Sonarpur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) BIMAL ROY (PAN- AFWPR5965E)**, son of Late Gopal Chandra Roy, by faith Hindu, by occupation Business, residing at 36, Middle Road, Santoshpur, P.O. - Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(4) SUSANTA SARKAR (PAN- ASWPS1348D)**, son of Late Basudev Sarkar, by faith Hindu, by occupation Business, residing at 4/4, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late

Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Link Road, Sahebpara, P.O. & P.S.- Sonarpur, Kolkata – 700150, District – South 24 Parganas, authorized vide board resolution dated 00/00/2020, and its, executors, administrators, successor-in-office, legal representatives and assigns.

3. **PURCHASERS** shall mean
, including their heirs, executors, administrators, legal representatives and assigns.

4. **LAND** shall mean **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 1732 & 1733, R. S. Dag No. 71, 72 & 75, L.R. Dag No.163, being Holding No. 2170, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

5. **BUILDING** shall mean the G + 4 storied building which the Developer has been constructing on the said Premises as per plan sanctioned by the Rajpur- Sonarpur Municipality.

5. (a). **FLAT/UNITS** shall mean the flats and/or other spaces in the said building intended to be and/or capable of being exclusively occupied but shall not include any vehicles parking space cars, two wheeler and three wheelers) unless specified separately.

5.(b) **THE SAID FLAT/UNIT** shall mean the flat and/or other space and all fittings and fixtures as detailed in Second Schedule herein and the Purchaser's proportionate undivided share in the Land and the common areas/portions of the Premises as set out in the Third Schedule hereinafter written.

6. **PARKING SPACE** shall mean open or covered space reserved in the land for parking of medium size motorcars or mechanized two wheelers and three wheelers if so mentioned.

7. **ARCHITECT** shall mean such person /firm/ Company whom the Developer may appoint from time to time as the Architect for the said building.

8. **THE PLAN** shall mean the plan, elevation, design, drawings, specifications of the said building as prepared by the Architect and as sanctioned by the Rajpur- Sonarpur Municipality vide Sanction Plan No. CB/08/17/20-21 dated 20-21.

9. **CO-HOLDERS** shall according to its context, mean all persons who have agreed to hold flats, Flat/Units in the said building including the Developer for the Flat/Units not transferred or agreed to be transferred.

10. **COMMON PORTIONS** shall mean all common areas driveways erection, constructions and installations, comprise in the 'Building¹ mentioned in the Third Schedule herein and expressed or intended by the Developer for the common use and enjoyment of the Co-holders.

11. **DEVELOPMENT AGREEMENT** shall mean the Agreement dated 12/10/2020 between the Owner of the One Part and The Developer of the other part.

12. **COVERED AREA** shall according to its context mean the plinth area of the said Flat/Unit or all the Flat/Units in the building including the bath room and balcony or attached terrace and also the thickness of the boundary walls internal walls, and pillars PROVIDED THAT if any wall be common between the two flats/Flat/Units, then half of the area under such wall shall be include in each such Flat/Unit and also including a proportionate share of the area of the common areas of the building.

13. **ASSOCIATION** shall mean the association by and of the holders of flats/Flat/Units of the building, promoted by the Owner to be formed under relevant law of the land for common purposes.

WHEREAS Smt Anjali Chatterjee, purchased **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, R. S. Dag No. 71, 72 and 75, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 24.03.1975 which was duly registered before Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 28, pages 92 to 95, being No. 1324 for the year 1975.

AND WHEREAS said Anjali chatterjee mutated her name in the B.L. & L.R.O. being L.R. Khatian No. 8 and L.R. Dag No. 163, and paid taxes regularly to the concern authority.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ananda Chattopadhyay on 6th April 2001 in respect

of land measuring 2Kh 8Ch. 22.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No.47, Pages from 311to 317, being No. 2753, for the year 2001.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ram Mohan Chattopadhyay on 6th April 2001, in respect of land measuring 2Kh 1Ch. 13.5Sft. along with common passage measuring 7ch. 9Sft. in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No. 163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No. 47, Pages from 318 to 323, being No.2734 for the year 2001.

AND WHEREAS Sri. Ananda Chattopadhyay mutated his name Rajpur – Sonarpur Municipality, being Holding No. 2170, Ward No. 8, and after sanction of building plan constructed a 1500sft. two storied structure thereon.

AND WHEREAS Sri. Ram Mohan Chattopadhyay mutated his name Rajpur – Sonarpur Municipality, being Holding No. 2120, Ward No. 8, and after sanction of building plan constructed a 1700sft. two storied structure thereon.

AND WHEREAS Sri. Ananda Chattopadhyay and his sister Smt. Mita Mukherjee jointly executed a deed of gift in favour of Sri. Ram Mohan Chattopadhyay in respect of undivided 2/3 share of land measuring **undivided 2/3 rd share i.e. 216 sft. i.e. 4 Chittacks 36 Sq.Ft.** land out of **324 Sq.Ft. i.e. 7 Chittacks 09 Sq.Ft.** land and said deed has been registered before D.S.R IV, Alipore, and recorded in Book – 1, being Deed No. 5646, for the year 2020.

AND WHEREAS Sri. Ram Mohan Chattopadhyay is owner of land measuring **2 Cottahs 8 Chittacks 22.5 Sq.Ft.**

AND WHEREAS said Sri. Ananda Chattopadhyay executed a deed of gift of his land in favour of Sri. Ram Mohan Chattopadhyay which has been registered before D.S.R.II, Alipore, South 24 Parganas, and said deed of gift recorded in Book No. 1, being No. 5647, 2020.

AND WHEREAS said Sri. Ram Mohan Chattopadhyay executed a deed of gift of his land in favour of Sri. Ananda Chattopadhyay which has been registered before D.S.R.II, Alipore, South 24 Parganas, and said deed of gift recorded in Book No. 1, being No. 5648, 2020.

AND WHEREAS the Owner being desirous of developing and exploiting commercially the said premises entered into a registered Agreement dated 12/10/2020 Registered as document being No. 5649 for the year 2020, Book No. – I, Volume No. 1602-2020, Pages from 215180 to 215253 at the office of the D.S.R. II, Alipore, and South 24 Parganas with Developer by demolishing the existing structure and by constructing a new

building thereon accordance with the building plan to be sanctioned by the Rajpur - Sonarpur Municipality.

AND WHEREAS the Developer has prepared a Building plan for the said premises and has submitted the same to the Rajpur - Sonarpur Municipality for sanction and the Rajpur- Sonarpur Municipality accorded its sanction Plan No. CB/08/17/20-21 dated 20-21.

AND WHEREAS the Purchasers are desirous of owning One **Flat being No., on the side of the Floor measuring Super Built - up area of sq. ft.** at the said premises fully described in Second Schedule as mentioned and described hereunder written and herein after referred to as the said Unit.

AND WHEREAS being approached by the Purchasers the Developer has agreed to sell and the Purchasers have agreed to purchase the said flat along with undivided proportionate share in the said land fully described in Second Schedule herewith along with the proportionate undivided share in common areas as detailed in the Third Schedule hereunder written at the total sum of **Rs...../- (Rupees Twenty eight Lac ten thousand) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the sum of total **Rs...../- (Rupees)** only towards the cost of land and the cost of construction of flat to the Vendors before the execution of these presents (the receipt whereof the Vendors do hereby and also by the received here under written admit and acknowledge) and the Vendors do hereby absolutely and

indefeasibly grant, sell, conveys, transfer assign and assure **ALL THAT** Flat being **No.**, on the **side** of the **Floor** measuring **Super Built - up area of sq. ft.** consisting of Bed Rooms, 1 Living cum dining drawing, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Balcony of the newly under construction building namely “**UDBODHAN**” together with right, title, interest in undivided proportionate share in land attributed to the flat in a newly under construction building known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas West Bengal, together with proportionate share of and interest in the said land and the common portions areas in common with other co owners of flat in the said building more fully and particularly described in the Second Schedule hereto and the Vendors and developer confirms and reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said undivided share in the said land and the said flat and all the estate, right, title and interest, property claim and demand whatsoever of the Vendors into out of or upon the said undivided share in the said land and the said flat and all other benefits, rights, herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respectively **TOGETHER WITH** his and every of his respective rights, liberties and appurtenances whatsoever to the unto the purchase free from all encumbrances, trusts, charges, liens and attachments whatsoever **AND ALSO TOGETHER WITH** all easement or quasi easements and other

stipulations and provisions in connection with the beneficial use and enjoyment of the undivided share in the said land and the said flat including those which are more particularly mentioned in the fifth schedule hereto and in common with other co-owners of the building **TO HAVE AND TO HOLD** the said undivided share in the said land and the said flat and all other benefits, privileges and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof absolutely and forever and subject to the Purchasers covenant contained in the sixth schedule hereunder written **AND ALSO** subject to the Purchasers paying and discharging all taxes and impositions on the said flat wholly and the common expenses proportionately and all other outgoing in connection with the said flat wholly and the said building and the said land in particular and the common portions proportionately with effect from the date of possession.

THE VENDORS AND DEVELOPER DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1) The interest which the Vendors and developer both thereby profess to transfer subsists and that the Vendors had good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure unto the Purchasers the said undivided share of the land together with the benefits and rights in the manner aforesaid and the Vendors have not any time hereto before done omitted, committed knowingly suffered or been partly to any act deed or thing whereby the said unit or any part thereof may be impeached and encumbered or whereby the Vendors may be prevented from granting selling conveying

transferring assigning or assuring the said unit together with the benefits and rights hereby granted unto the Purchasers.

2) It shall be lawful for the Purchasers from time to time and at all times hereafter to quietly enter into and upon and to hold use and enjoy the said flat and every part thereof and to receive, rents, issues and profits thereof without any interruption disturbances claim or demand whatsoever from or by the Vendors and developer or any person or persons claiming through under or in trust for them or any of them and freed discharged and cleared from or otherwise by the Vendors and developer stated harmless and indemnified against all manner or encumbrances whatsoever created occasioned or made by the Vendors save only these as are expressly mentioned therein.

3) The Vendors and developer and every person or persons having or lawfully claiming any estate, right, title or interest into or upon the said land through under or in trust for them or any of them shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers made do acknowledge execute and perfect all such further and or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said unit and rights hereby granted and sold unto the Purchasers and in the manner aforesaid.

THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS as follows:-

1) To observe fulfill and perform the covenants hereunder written including those for the common purposes mentioned and described in the third Schedule hereunder written and shall

regularly and punctually pay and discharge all taxes and expenses and all other outgoings in connection with the said land and the building and in particularly the common portions proportionately from the date of possession.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 5 Cottahs 1 Chittacks along with 3200 sq.ft. two storied two building structure in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 1732 & 1733, R. S. Dag No. 71, 72 & 75, L.R. Dag No.163, being Holding No. 2170, Ward No.08 known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal the said land is butted and & bounded by: -

ON THE NORTH : Scheme Plot No. 411, Ramkrishna Pally.

ON THE SOUTH : Scheme Plot No. 413, Ramkrishna Pally.

ON THE EAST : 30feet wide Road.

ON THE WEST : Scheme Plot No. 414, Ramkrishna Pally.

THE SECOND SCHEDULE ABOVE REFERRED TO

(FLAT)

ALL THAT Flat No....., on the side of the Floor measuring Super Built - up area of sq. ft. (carpet area, - sq.ft., and built up area sq.ft.) consisting ofBed Rooms, 1 living cum dining cum drawing room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 balcony of the newly constructed

building namely “**UDBODHAN**” together with right, title, interest in undivided proportionate share in land attributed to the flat in a newly constructed building lying within the limits known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur Sonarpur Municipality, P.S.- Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal, with enjoyment of common rights, benefits facilities and easement attributable to the flat.

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors, lift & Lift well.
2. Common passage from the main road to the Building.
3. Water pump, water tank and other plumbing installation and overhead tank.
4. Drainage and sewers and septic tank and septic pit.
5. Boundary walls and main gates.
6. Such other fittings and fixtures which are being used commonly for the common purposes or needed for using the individual facilities/amenities.
7. Electrical Power Transformer.
8. Roof, security room, security toilet and meter room.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure roof and in particular the drainage system sewerage system, rain water discharge arrangement, water electricity supply system to all common areas in mentioned in **SCHEDULE "D"** hereinbefore.
2. The expenses of repairing, maintaining, painting the main structure outer walls and common areas of the Building.
3. The costs of cleaning and lighting the entrance of the Building and the passage and spaces around the Building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable as the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and upkeepment of the premises and the common facilities and amenities.

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

SIGNED, SEALED & DELIVERED

By the parties at Kolkata in the Presence of:

WITNESSES:

1.

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE DEVELOPER

2.

SIGNATURE OF THE PURCHASERS

Drafted by me :

Advocate
Alipore Judges Court
Kolkata – 700027
Print at :

Alipore Judges Court
Kolkata - 700027

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchasers the within mentioned sum of **Rs...../- only** being the Total consideration money mentioned above as per Memo below.

MEMO

<u>Sl. No.</u>	<u>Cheque / Draft No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
----------------	---------------------------	--------------	-----------------	---------------------

Total : Rs./=
=====

(Rupees) only

WITNESSES:

1.

2.

**_____
SIGNATURE OF THE LAND OWNER/
DEVELOPER**