

Draft DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON _____THE DAY OF _____, 202__ (TWO THOUSAND TWENTY____)AT HALDIA:-:

BETWEEN

- 1) MR. MOHAN DANDAPAT**, Son of Sumati Charan Dandapat, having Aadhaar No. 2235 8309 9184 and PAN No. AHPPD2065C, residing at Vill. Basudevpur, P.O. Khanjanchak, P.S. Durgachak, Dist. Purba Medinipur, Pin – 721635, **2) KALIPADA SENAPATI**, Alias – Kalipada Lakshman Senapati, Son of Lakshman Senapati, having Aadhaar No. 9058 3734 421 and PAN No. AZIPS6608R, permanent address at S. No. 81/1/2/17, Ambar Plaza F-C1, Karanje, Tart, Satara, P.O. & P.S. Satara, Dist. Satara, Maharashtra – 415002; and residing at Terapekhy, Purba Medinipur, West Bengal – 721628, **3) MR. BRINDABAN DAS**, Son of Shambhu Charan Das, bearing Aadhaar Card No. 2098 7544 9414 and PAN Card No. AQQPD6225Q, by faith Hindu, Nationality Indian, by occupation Service, residing at Vill. & P.S. Bhabanipur, P.O. Debhog, Dist. Purba Medinipur, Pin – 721657 and **4) MRS. MITA DANDAPAT**, Wife of Mohan Dandapat, having Aadhaar No. 3272 5228 7810 and PAN No. AOYPD8234M, residing at Vill. Basudevpur, P.O. Khanjanchak, P.S. Durgachak, Dist. Purba Medinipur, Pin – 721602, all by faith Hindu, by occupation Service and Business. Hereinafter called and referred to as the “**OWNER/S**” (which term or expression shall, unless excluded by or repugnant to the context or subject, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

MRS. APARNA PATRA PHADIKAR, Proprietor of DE DEVELOPER having PAN- BVDPP4542D, W/O- Debaprasad Phadikar, by Citizenship Indian, by faith Hindu, by occupation- Business, residing at Vill- Brajanathchak, P.O.- Haldia Port, P.S.- Haldia, Dist.- Purba Medinipur, Pin- 721607, hereinafter referred as the **DEVELOPER / PROMOTER** (which expression unless excluded by or repugnant to the context/subject shall mean and include its successors-in-interest, administrator and/or assigns) **OF THE SECOND PART**

AND

[If the Allottee is a company] ,

_____ (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partners for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his / her/ their assigns).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son/ daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____) hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) **OF THE THIRD PART.**

WHEREAS the Land Owner/s, are absolutely owning and possessing a piece of *Bastu* land measuring an area of **23.100 + 6.300 + 6.300 + 6.300 = 42.000 (Forty Two) Decimal**, more or less, lying and situated under Mouza – Basudevpur, J.L. No. 126, L.R. & R.S. Plot No. 2596, within the limitation of Haldia Municipality under P.S. Durgachak in the District of Purba Medinipur, more fully and particularly mentioned and described in the following Schedule “A” and clearly mentioned separately in the following way:

- a) **WHEREAS the Land Owner No. 1, namely MR. MOHAN DANDAPAT**, Son of Sumati Charan Dandapat, owning and possessing *Bastu* land measuring **23.100 (Twenty Three Point One) Decimal**, more or less, lying and situated under Mouza – Basudevpur, J.L. No. 126, L.R. & R.S. Plot No. 2596, P.S. Durgachak, by way of different registered Sale Deeds executed on different dates, duly registered at the Office of the ADSR Satahata and also enjoying the right, title, and interest peacefully without any claim or demand from any other corner till now, and have prepared L.R. & R.O.R. vide Khatian No. 8672 & 8584.

Date	Deeds No.	Seller	Area (decimal)
9/3/2021	2610	Uttam kr. Mondal & others	4.204
3/7/2018	5428	Mithu Samanta Roy	2.700
5/9/2018	7080	Sunil Roy	5.700
18.9.2018	7431	Sunil Roy	9.500
12.10.2018	8128	Uttam Kr. Mondal	1.000

- b) **WHEREAS the Land owner No.-2, means KALIPADA LAKSHMAN SENAPATI @ Kalipada Lashman Senapati,** Son of Lakshman Senapati, is owning and possessing *Bastu* land measuring **6.300 (six point three) Decimal**, more or less, laying and situated under Mouza – Basudevpur, J.L. No. 126, L.R. & R.S. Plot No. 2596, P.S. Durgachak, by way of different Regd. Sale Deeds in different date duly regd. at the Office of the ADSR Satahata, and also enjoying the right, title and interest peacefully without any claim and demand from any other corner till now, and also prepared L.R. & R.O.R. vide Khatian No. 8908.

Date	Deeds No	Seller	Area (decimal)
3.7.2018	5428	Mithu Samanta Roy	4.000
5/9/2018	7080	Sunil Roy	2.300

- c) **WHEREAS the Land owner No.-3, means BRINDABAN DAS,** Son of Shambhu Charan Das, is owning and possessing *Bastu* land measuring **6.300 (six point three) Decimal**, more or less, laying and situated under Mouza – Basudevpur, J.L. No. 126, L.R. & R.S. Plot No. 2596, P.S. Durgachak, by way of different Regd. Sale Deeds in different date duly regd. at the Office of the ADSR Satahata, and also enjoying the right, title and interest peacefully without any claim and demand from any other corner till now, and also prepared L.R. & R.O.R. vide Khatian No. 8747, 8728, 8731.

Date	Deeds No	Seller	Area (decimal)
3/7/2018	5428	Mithu Samanta Roy	0.500
5/9/2018	7080	Sunil Roy	0.400
18.9.2018	7431	Sunil Roy	0.400
16.02.2018	1298	Mithu Samanta Roy	5.000

- d) **WHEREAS, the Land owner No.-4 means SMT. MITA DANDAPAT,** Wife of Mohan Dandapat, is owning and possessing *Bastu* land measuring **6.292 (six point two nine two) Decimal**, more or less, laying and situated under Mouza – Basudevpur, J.L. No. 126, L.R. & R.S. Plot No. 2596, P.S. Durgachak, by way of Regd. Exchange Deed in different date duly regd. at the Office of the ADSR Satahata, and also enjoying the right, title and interest peacefully without any claim and demand from any other corner till now, and also prepared L.R. & R.O.R. vide Khatian No. 8882, 8884, 8877.

Date	Deeds No	Seller	Area (decimal)
17/08/2021	6430	Sukendu Khatua	6.292

AND WHEREAS the First Parties/Owners/Landlords herein become the absolute sole owners and occupiers of all the said property, which is free from all encumbrance, charges, liens, claims, demands, attachment, requisition, acquisition, trust and liability whatsoever in the demised premises.

WHEREAS for security and to get some financial benefit, the Landlords/First Parties intend to develop the said property and to construct some new (*G+6*) more or less storied building on the said property as described in the Schedule “A” below; but due to lack of experience and stringency of finance, they are in search of a good, experienced and financially capable Developer who could do the needful construction on the said property.

WHEREAS the Second Party, being an experienced and financially capable Developer, approached the Owners to enter into an agreement for developing and constructing a new mansionary (*G+6*) more or less storied building with a formulated scheme to do so; and for that, after having several discussions regarding the terms and conditions of the agreement, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the agreement and development of the said property.

WHEREAS the First Party, the Owners of the property as mentioned above, entered into a Development Agreement on the **16th day of November, Two Thousand Twenty One**, being **Deed No. 9991 for the year 2021**, registered at the Office of the ADSR Sutahata, and Power of Attorney dated **16th day of November, Two Thousand Twenty One**, being **Deed No. 10014 for the year 2021**, registered at the Office of the ADSR Sutahata, for the purpose of developing the said property by erecting a **G+6 storied building** thereon under certain terms and conditions mentioned therein.

The Development Agreement and said Deed were registered at the Office of the ADSR Sutahata being **Deed No. 9991/2021, Book No. 1, Volume No. 1106-2021, pages from 217310 to 217358**, and also the Power of Attorney registered at the Office of the ADSR Sutahata being **Deed No. 10014 for the year 2021, Book No. 1, Volume No. 1106-2021, pages from 217719 to 217739**, which is in force.

WHEREAS after executing the Development Agreement, the above-named Landowners delivered possession of the same, and accordingly the Landowner submitted and sanctioned a building plan and obtained sanction building plan from the concerned Authority, **Haldia Municipality**, being **Building Permit Number: SWS-OBPAS/1703/2024/0085, Date: 12-07-2024**.

AND WHEREAS the competent authority has sanctioned **B+G+V floor** instead of **G+6**.

Accordingly, the parties have mutually agreed to execute **Supplementary Joint Development Agreement**, which shall not supersede or affect the validity and enforceability of the said **Original Joint Development Agreement dated 16.11.2021** and the **Development Power of Attorney** executed on the same date.

This Supplementary Agreement shall only modify the Original Agreement to the extent expressly stated herein, and the modified terms shall be deemed to form an integral part of the said Original Agreement and shall be binding upon both parties.

WHEREAS the "OWNER/S" are unable to personally supervise and administrate, safeguard the above said property, hereby appoint, nominate and constitute the "DEVELOPER" as Agent/Attorney to do the following acts, deeds and things in our name and on our behalf.

The Agent/Attorney hereby agreed to act in the name and behalf of the Principal/Executant as lawful Agent/Attorney mentioned in the Development Agreement.

WHEREAS the Principal/Executant do hereby authorize the said Agent/Attorney to do all the following acts in the name and on behalf of the Principal/Executant, and handed over the original sale deed (link) above document number and all the relevant papers/documents of the schedule property to the Agent/Attorney for his records.

- **To sell, convey, alienate, mortgage, transfer and assign** the above said schedule property mentioned in Development Agreement (as Developer allocation) in our name and on our behalf.
- **To sign all the papers, documents, receipts, declarations, affidavits, forms, applications, etc.,** and all other relevant papers in our name and on our behalf, in respect of the above said property mentioned in Development Agreement (as Developer allocation).
- **To sign Agreement of Sale(s), Sale Deed(s), Rectification Deed(s), Exchange Deed, Development Agreement Cum General Power of Attorney, Agreement of Sale Cum General Power of Attorney, Mortgage Deed, Gift Deed, Lease Deed, or any other Deeds of transfer** and present the same before the registering authority on our behalf, and the Agent/Attorney is hereby authorized to execute all Deeds on our behalf in respect of the above said property mentioned in Development Agreement (as Developer allocation).
- **To sign the necessary transfer forms** for transferring the said property to the name of the Purchaser in the records of the Municipal Corporation and in the Revenue records, local body and other Government records in favour of the Purchaser.
- **To receive Sale consideration in part or in full** after construction of the building or buildings mentioned in Development Agreement registered dated 16/11/2021 being No. 9991/21 at ADSR Sutahata, and also deliver the receipts and hand over the original link documents and all relevant papers of the said property in our name and on our behalf.
- **To complete the sale of the said property (after constructing flat)** and hand over the vacant and peaceful physical possession of the said flat to the sub-purchaser/purchaser(s) or his nominee(s) in respect of the said property described in the Schedule hereunder written, in our name and on our behalf.
- **To settle or compromise any claim** in respect of sale transaction or any other transaction of the scheduled property in our name and on our behalf.

AND WHEREAS by an Agreement dated _____ registered in the office of the _____ recorded in Book _____, Volume No. _____, at Pages from _____ to _____, Being No. _____ for the year 20____, (Said Agreement) the Allottee has

agreed to purchase All That commercial space as described under “Schedule B” below in lieu of the total consideration as set out under Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in consideration of a sum of Rs. _____/- (Rupees _____ Only) paid by the Purchaser/s to the Vendor/Developer, the receipt of which is acknowledged by the Vendor/Developer by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor/Developer do hereby convey and transfer absolutely the “Schedule -B” property, to the purchaser/s who will/shall now HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc. to the Govt. of West Bengal.
2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor/s, Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule-B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendor/Developer as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.
3. That the purchaser/s shall have all rights, title and interest in the Schedule-B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the vendor or anybody claiming through or under it and all the rights, title and interest which vested in the Vendor with respect to the Schedule-B property shall henceforth vest in the Purchaser/s to whom the said Schedule-B property has been conveyed absolutely.
4. That the Vendor declare that the interest which he professes to transfer hereby subsists as on the date of these presents and that the Vendors has not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule-B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.

5. That the Vendors does hereby covenant with the purchaser/s that the tenancy rights under which the Schedule-A property is held by the Vendors under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendors proposes to transfer subsists and the Vendors have full right and authority to transfer the SCHEDULE-B property to the Purchaser/s in the manner as aforesaid and the PURCHASER/S shall hereinafter peacefully and quietly possess and enjoy the ScheduleB property without any obstruction or hindrance whatsoever.

6. That the Purchaser/s shall not do any act, deed or thing whereby the construction of the said building is in any way hindered or impeded with nor shall prevent the Vendors from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

7. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L./C.E.S.C. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendors shall have no responsibility or any liability in this respect.

8. That the Vendors further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the property hereby conveyed at the cost of the Purchaser/s.

9. That the Purchaser/s shall have the right to get his/her/their name mutated with respect to the said Schedule-B property at the Office of the B.L. & L.R.O./Mutation Department and shall pay Khazna & Municipality taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

10. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule-B property or let-out, lease-out the Schedule-B property to whomsoever.

11. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

12. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

13. That the Vendors will pay upto date Municipality taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule-B property.

14. That the Vendors shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule-B property except for unsold portion of the building which shall be borne by the Vendors proportionately with all the Purchaser/s unless separately levied upon and charged for.

15. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Building Owners Association / Facility Manager (as applicable) by framing a proper memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership commercial apartments.

16. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, guards, etc. as will be determined by the Vendors from time to time till the time an executive body or any other authority of the building or the Owners association is formed to take care of the common maintenance of the building. That the payment of the maintenance charge by the Purchaser/s is irrespective of his/her/their use and requirement.

17. That in case the purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule-C given hereinunder) within time allowed by the Vendors or the Building Owners Association the purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendors or the Association acting at the relevant time for any loss or damage suffered by the Vendors or the Association in consequence thereof.

18. That the Purchaser/s further covenant with the Vendors not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendors shall not be held responsible in any manner whatsoever.

19. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendors and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and as amended thereto and in case their decision is not acceptable, he/she shall have the right to move to the Court at Haldia.

THE SCHEDULE 'A' –

ABOVE REFERRED TO SCHEDULE OF THE PROPERTY

All That piece and parcel of Bastu Land containing an area measuring about 42.00 Decimal (1700.16 Sq Mtr) out of 220 decimal therein comprised within **Mouza Basudebpur, J.L. No. 126, RS & LR Dag No. 2596, LR Khatian no. – 8908, 8728, 8584, 8486, P.S. Durgachak, Pin - 721602 District Purba Medinipur**, within jurisdiction of the Addl. District Sub Registrar Sutamata , District- PurbaMednipur which butted and bounded in manner as follows:

ON THE NORTH: PLOT NO.-2596

ON THE SOUTH: PLOT NO.-

2594,2593,5896,3794

ON THE EAST: PLOT 2596

ON THE WEST: PLOT NO.-2608

THE SCHEDULE 'B'

ABOVE REFERRED TO SCHEDULE OF THE PROPERTY

All that the Flat No. ____ on the _____ Floor of the Building named **CITY SHINE** having carpet area of _____sq Ft corresponding to Build-up area of _____square ft as per the Floor Plan and pro rata share in the “ common areas” working out to a Super build-up area of ____Square feet on ____Floor of building under construction on the Schedule-A Land Together with the right to use _____Garage /Parking Space admeasuring _____Sq.Ft. located on the Ground Floor of the Building.

SCHEDULE 'C'

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/PLOT)

- 1) Common lift.
- 2) Common Corridor.
- 3) Common boundary wall.
- 4) Common approach road.
- 5) Common sewerage system.
- 6) Common Generator system.
- 7) Common stair, stair landing.
- 8) Common Meter box and outside wiring.
- 9) Common Water Reservoir & pumps.
- 10) Common Entrance and stair case landing.
- 11) Common Overhead tank & Water supply line.
- 12) Common illumination of common areas of the building.

SCHEDULE 'D'
DETAILS SPECIFICATION OF THE FLATS

- . FOUNDATION** : RCC pilling & foundation with column and beam framed Structure.
- 2. WALL & PLASTER** : All external walls will be 8" thick and partition walls will be 5" or 3" thick with sand cement plastering finish. Interior walls and ceilings will be finished by putty.
- 3. DOORS** : Sal Wooden frames (3''x2.5'') will be used for all (paint) doors and 1.5" bonded Commercial flush door shutter will be provided for doors.
- 4. WINDOWS** : Aluminum sliding windows with white glass along with standard fittings with inner side colored grill.
- 5. M.S.GRILLE** : Colored GI grill will be provided in the windows and main gate of the building in ground floor.
- 6. FLOORING** : Vitrified tiles (2'X2'). Toilets dado will be finished with ceramic tiles up to 6', kitchen tops will be finished with Black Stone (Kota) 8' along with steel sink & ceramic tiles up to 3'X8'.
- 7. SANITARY & PLUMBING:** All PVC / GI pipes and fittings will be used for all types of plumbing work. White commode with lowdown cistern will be provided in toilets, CP fittings of standard brand will be provided in toilets and kitchen. White basin with general fittings will be provided in the drawing room.
- 8. BALCONY** : Outside wall 5" & suitable Height. Inside wall fixed with a window & a flash door. Design of the Grill & inner colour of the balcony (similar) will be finish by the party as per direction of Architect.
- 9. WATER SUPPLY** : Filtered water from HDA/Municipality through overhead RCC water tank & underground water tank will be provided with pumping facility.
- 10. ROOF TREATMENT** : The entire roof will be finished with RCC concrete with wofinater prog after plain surface.
- 11. BUILDING EXTERIOR:** The external surface of the building will be finished with two coats of cement-based paint over a coat of primer.
- 12. BATHFITTINGS** : Wall mixer with overhead shower, towel rail, soap tray, pillar cock, concealed stop cock, and bib cock.
- 13. ELECTRICAL** : Total concealed wiring in the flat. One doorbell point in the front door, **living & Dining:** Light Points - 3nos; Fan Points - 2 nos.; Power point – 6 amp-2 no. & 16 amp -2 no. TV point – 1no. Telephone point – 1no. **Bed Room:** Light Points – 2 nos.; Fan Points - 1 no.; Power point – 6 amp-2nos. A.C Points 16amp – 1no **Kitchen:** Light Points - 1no; Power point – 6 amp -1 no.; 16 amp-1no. **Balcony:** Light Points - 1no. **Bath Room:** Light Points - 1no; Power point – 16 amp-1no; (for

both), will be provided with suitable fittings, wire, DB, DP, and MCB of standard company.

14. EXTRA WORK

: If Materials will be given by the party, his/her own risk and own responsibility for extra work. Otherwise on request, the 1st party will finish the extra work for extra payable basis. With prior permission of the 1st party AC will be installed by 2nd party.

15. TRANSFORMER & ELECTRIC METER

: The 2nd Party will pay transformer & Connection charges for taking electricity from WBSEDCL as per rules.

IN WITNESS WHEREOF, the parties to this deed have set their hands to this **DEED OF CONVEYANCE** on the DAY, MONTH AND YEAR as first mentioned above.

SIGNED SEALED AND DELIVERED

by the PARTIES at Haldia

in the presence of:

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

Drafted by me:

Advocate