

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the day of, 20..... (Two
Thousand and Twenty)

B E T W E E N

AMITA ENTERPRISE

Proprietor

(1) SMT. AMITA GHOSH PAN NO. ATXPG5545L, wife of Late Moloy Ghosh, **(2) MRS. ANAMIKA GHOSH PAN NO. AUMPG6220A**, wife of Sri Debductta Roy **and (3) MISS. PAYEL GHOSH, PAN NO. CBAPG8658P**, both daughters of Late Moloy Ghosh, all by faith Hindu, all by occupation- Business, all by nationality- Indian, all are residing at "Narendrapur Complex, 144, N.S. Road, P.O and P.S - Narendrapur, Kolkata – 700 103 in the district 24-Parganas (s), hereinafter jointly called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**, The Vendor No.1 as self and also represented as constituted Attorney of the vendor No. 2 & 3 vide registered power of attorney dated 15/12/2022 duly registered in the D.S.R-III, Alipur and recorded in Book No.1, Volume No.1603-2023, Pages 10789 to 10802, being No. 160319351 for the year 2022.

AND

(1), PAN NO., son of **and (2), PAN NO.**, wife of Mr., both by faith –, by Nationality- Indian, by occupation -, both are having permanent residence of, P.O –, P.S- in the District of, West Bengal, Pin-, hereinafter called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

SMT. AMITA GHOSH PAN NO. ATXPG5545L, wife of Late Moloy Ghosh, by faith Hindu, by occupation- Business, by nationality- Indian, residing at "Narendrapur Complex, 144, N.S. Road, P.O and P.S - Narendrapur, Kolkata -700 103 in the district 24- Parganas(s), hereinafter called and referred to as the **DEVELOPER/CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors, administrator, legal representatives and assigns) of the **THIRD PART**.

WHEREAS the land measuring 22 decimals be the same a little more or less comprised in R.S. Dag No.403, land measuring 21 decimals be the same a little more or less comprised in R.S. Dag No.405, land measuring 05 decimals be the same a little more or less comprised in R.S. Dag No.406, land measuring 04 decimals be the same a little more or less comprised in R.S. Dag No.439, land measuring 12 decimals be the same a little more or less comprised in R.S. Dag No.493 the total land measuring 64 decimals, appertaining to R.S. Khatian No.13 and land measuring 02 decimals be the same a little more or less comprised in R.S. Dag No.392, appertaining to R.S Khatian No.

280, the total land measuring 66 decimals be the same a little more or less Mouza Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, P.S-Sonarpur in the District 24- Parganas (South) originally belonged to one Srinath Nath and his name was recorded in the Revisional settlement record of right.

AND WHEREAS the said Srinath Nath died intestate leaving behind his only widow Smt. Usha Rani Nath as his legal heir and successors to his estate and during her peaceful possession by a register Bengali Deed of sale dated 16/12/1970 made between said Smt. Usha Rani Nath therein referred to as the vendor of the one part and one Smt. Umabala Debi wife of Sri Haripada Debnath of 8B, Nafar Chandra Das Road, P.O & P.S-Behala, Kolkata-700034, in the District 24- Parganas (South) therein referred to as the Purchaser of the other part and registered in the S.R. office at Sonarpur and recorded in Book No. I, Volume No.46, Pages 291 to 293, Being No. 3770 for the year 1970 sold conveyed and transferred ALL THAT the land measuring 66 decimals be the same or a little more or less of the aforesaid two R.S. Khatian Nos. 13 and 280, Dag Nos. 403, 405, 406, 439, 493 and 392 within Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, P.S- Sonarpur in the District 24- Parganas (S).

AND WHEREAS after such purchase said Smt. Umabala Debi while seized and possessed the said property died intestate leaving behind her husband Sri Haripada Debnath and only son Sri Sudhir Debnath as her only legal heirs and successors to her estate. Said Sri Haripada Debnath died intestate leaving behind his only son Sri Sudhir Debnath as his only legal heir and successor to his estate. The name of Sri Sudhir Debnath has been recorded in L.R.Khatian No. 284/1. Said Sri Sudhir Debnath died intestate on 13/05/2009 leaving behind his widow Smt. Basanti Debnath and only son namely Sri Joydeb Debnath and two daughters namely Smt. Kaberi Debnath and Smt. Krishna Nath (Debnath) as his only legal heirs and successors to his estate.

AND WHEREAS thus said Smt. Basanti Debnath, Sri Joydeb Debnath, Smt. Kaberi Debnath and Smt. Krishna Nath (Debnath) became the joint owners of the said land measuring 64 decimals be the same little more or less comprised in R.S. Dag No. 403, 405, 406, 439 and 493, under R.S. Khatian No.13 and land measuring 02 decimals be the same a little more or less comprised in R.S. Dag No.392, appertaining to R.S. Khatian No. 280, Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, under ward No.16, P.S. – Sonarpur, in the District South 24- Parganas and due to urgent need of money by a deed of sale Dated 08/07/2011 they sold, conveyed and transferred the land measuring 5 cottahs 2 chittacks 43 sq.ft. be the same little more or less, being Plot No. B out of 22 decimals, comprised in R.S. Dag No. 403, L.R. Dag no. 456 under R.S. Khatian No. 13, L.R.Khatian no. 1284, 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within

Rajpur Sonarpur Municipality, being Municipal Holding No. 95, Sahid Biswanath Sarani, under ward No.16, P.S – Sonarpur, District South 24-Parganas in favour of Vendor No.1 Smt. Amita Ghosh duly registered in the D.S.R-IV, Alipur and recorded in Book No. I, C.D. Volume No.17, Pages 2875 to 2892, Being No. 05155 for the year 2011 and by another deed of sale dated 08/07/2011 sold, conveyed and transferred the land measuring 5 cottahs 8 chittacks 44 sq.ft. be the same little more or less being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag No. 456 under R.S. Khatian No. 13, L.R. Khatian No. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding No. 95, Sahid Biswanath Sarani, under ward No.16, P.S – Sonarpur, District South 24-Parganas in favour of Moloy Ghosh the husband of Vendor No.1 and father of vendor No.2 & 3 herein duly registered in the D.S.R-IV, Alipur and recorded in Book No. I, C.D. Volume No.17, Pages 2910 to 2926, Being No. 05156 for the year 2011.

AND WHEREAS after such purchase said Smt. Amita Ghosh recorded her name in L.R. Khatian No. 1345 and Moloy Ghosh recorded his name in L.R. Khatian No.1344 and during their peaceful possession being intended to construct the multistoried building thereon amalgamated the aforesaid two plots of land into a one plot which come to the total land measuring 10 Cottahs 11 Chittaks 42 sq.ft. more or less, comprised in R.S. Dag No. 403, L.R. Dag No.456, under R.S. Khatian No. 13, L.R. Khatian No. 1344 & 1345 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, now within Rajpur Sonarpur Municipality, being Municipal under ward No.16, P.S– Sonarpur, District South 24-Parganas and they recorded their names in the records of the Rajpur Sonarpur Municipality and the said property has been assessed by the said Municipality being Municipal Holding No. 619, Sahid Biswanath Sarani, under ward No.16, P.S-Sonarpur, District South 24-Parganas more fully described in the FIRST SCHEDULE hereunder written.

AND WHEREAS subsequently Smt. Amita Ghosh and Moloy Ghosh submitted a building plan before the Rajpur Sonarpur Municipality and obtained the G+IV storied sanction building plan from the said Municipality, vide Building Plan No. 205/REV/CB/16/02 Dated 18/11/2019 and has constructed the said building thereon.

AND WHEREAS in the meantime unfortunately said Moloy Ghosh died intestate on 03/01/2022 leaving behind his wife Smt. Amita Ghosh vendor No.1 herein and two daughters namely Anamika Ghosh and Payel Ghosh the vendor No.2 & 3 herein as his only legal heirs and successors to his estate and his mother preceded.

AND WHEREAS considering the above purchase and also inheritance right aforesaid Smt. Amita Ghosh, Anamika Ghosh and Payel Ghosh became the joint owners the aforesaid property left by Moloy Ghosh. Subsequently said Anamika Ghosh and Payel Ghosh approached the Vendor No. 1

the Owner/Vendor cum Developer herein to construct the said building of their undivided 2/3rd share of the property left by Moloy Ghosh at the costs and finance of the Vendor No. 1, the Owner/Vendor cum Developer herein as to the owners representation Owner/Vendor cum Developer herein has agreed to construct the said multi-storied building therein.

AND WHEREAS the Owner/Vendor No.2 & 3 accordingly entered into a Development agreement dated 15th December, 2022 with the Owner/Vendor cum Developer/ Confirming Party herein duly registered in the D.S.R-III, Alipur and recorded in Book No. I, Volume No.1603-2023, Pages 13903 to 13922, Being No.160319344 for the year 2022 as per the terms and condition as stated therein and also executed Development power of attorney after Development Agreement dated 15th December, 2022 duly registered in the D.S.R-III, Alipur and recorded in Book No.1, Volume No.1603-2023, Pages 10789 to 10802, being No. 160319351 for the year 2022.

AND WHEREAS after execution and registration the aforesaid Development agreement and Power of Attorney dated 15/12/22, it has come to the knowledge to the owners and the Developer that in the said Development agreement “in page 2, para 2 in 19th and 20th line from the upper line it was written Book No. I, CD. Volume No. 17, Pages 2875 to 2982, Being No. 05155 for the year 2011. Actually, in its place it should be written and read Book No. I, CD. Volume No. 17, Pages 2910 to 2926, Being No. 05156 for the year 2011. Subsequently aforesaid Owners and the Owner/Vendor cum Developer herein rectified the same by a deed of Declaration dated 24/01/2024 rectified the said error or omission the said Declaration duly registered in the D.S.R-III, Alipur and recorded in Book No.1, Volume No.1603-2024, Pages 37027 to 37036, being No. 160301168 for the year 2024.

AND WHEREAS on the basis of the said Development agreement the Owner/Vendor No.1 Smt. Amita Ghosh Developer/Confirming Party herein has constructed the said G+IV storied building thereon named “AMITA ABASAN”.

AND WHEREAS the purchasers herein after going-through all the relevant papers and documents regarding the title of the said land/property being satisfied about the same approached the above named developer to purchase oneBHK flat of the said building and the said Developer has agreed to sell one 2BHK flat, being **Flat No.** on the **..... floor, side of the (G+IV) storied building named as “AMITA ABASAN”, having super built up area Sq.ft.** be the same a little more or less along with **one Covered Car Parking Space No.** on the **ground floor**, measuring **..... sq.ft.** be the same a little more or less , more fully and particularly mentioned in the **SECOND SCHEDULE** herein below together with undivided proportionate share of the land underneath the building and accordingly they enter into an agreement for sale as per terms and conditions embodied therein at and for a total consideration of Rs./- (Rupees) only.

NOW THIS INDENTURE WITNESSETH :-

That in pursuance of the said agreement and in consideration of total sum of Rs. 33,50,000/- (Rupees Thirty Three Lakh Fifty Thousand) only paid by the Purchasers to the Owner/Vendor No.1 cum Developer/ Confirming Party herein in concurrence and consent of the Owners/vendors No.2 and 3 the receipt whereof the Owner/Vendor No.1 cum Developer/ Confirming Party herein doth hereunder admit and acknowledge and of and from the payment of the same the Owner/Vendor No.1 cum Developer/ Confirming Party herein doth hereby grant, sell, convey, transfer, assign and assure said **ALL THAT** one 2BHK flat, being **Flat No.** on the **..... floor, side of the (G+IV) storied building named as "AMITA ABASAN", having super built up area Sq.ft.** be the same a little more or less along with **one Covered Car Parking Space No.** on the **ground floor**, measuring **..... sq.ft.** be the same a little more or less, more fully described and set forth in the **SECOND SCHEDULE** hereunder written together with common rights and facilities in common areas referred in the **THIRD SCHEDULE** hereunder written in favour of the Purchasers and the Owner/Vendor No.1 cum Developer/ Confirming Party herein doth hereby concur and confirm the sale and hereunder release discharge and acquit all that the said flat and car parking space together with undivided and impartible proportionate share of land and common benefits in the newly constructed building lying and situate at the property referred in the **FIRST SCHEDULE** hereunder written unto and to the Purchasers **TO HAVE AND TO HOLD ALL THAT** the said flat and car parking space **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits and all the estate, right, title, interest, property claim and demand whatsoever of the Owner/Vendor No.1 cum Developer/ Confirming Party herein unto or upon the said flat and car parking space and all other benefits hereby granted, sold, conveyed, transferred assigned and assured or expressed so to be absolutely and forever in favour of the Purchasers in compliance of covenants hereunder written **TOGETHER - FURTHER WITH** and subject to the easements or quasi easements and other stipulations and provisions in connections with the beneficial common use and enjoyment of the premises appertaining to the said flat and car parking space referred in the **SECOND SCHEDULE AND ALSO SUBJECT** relating thereto to the Purchasers paying and discharging all proportionate taxes, impositions and other common expenses, service charges referred in the **FOURTH SCHEDULE** hereunder written relating thereto.

THE OWNERS/VENDORS AND THE DEVELOPER/ CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASERS as follows :-

1. That the interest which of the Owners/ Vendors and the Developer /Confirming Party herein profess to transfer subsist and they have their respective right, absolute authority and full

power to grant, convey, transfer and assure the said flat and car parking space including the impartible proportionate share in land and common areas and facilities.

2. That the Purchasers shall have absolute and unfettered proprietary right to the said flat and car parking space such as of the Owners/ Vendors and the Developer /Confirming Party herein derive from their respective right, title and interest save and except demolishing and committing waste in respect of the property.
3. That the Purchasers shall have common right of use the top floor roof and all other common areas and service areas with the owners of all other units and shall have common right of use and enjoyment of the said roof with liability of joint maintenance.
4. That the Purchasers shall have right to decoration of the said flat and car parking space after giving notice to Flat Owners' Association or Society provided any such act, does not cause obstruction or nuisance or permanent obstruction to the other flat owners.
5. That the Purchasers being absolute the owner of the said Flat and car parking space shall have the right to sell, transfer, mortgage, lease or otherwise alienate and encumber the property hereby conveyed without interference of any other person or persons.
6. That the Owners/ Vendors and the Developer /Confirming Party herein shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make do, acknowledge, exercise, execute and perfect all such further and or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the right, title and interest of the conveyed property and the rights of use and enjoyment of common user, facilities attributable thereto.
7. That the Owners/Vendors and the Developer/Confirming Party represented to the Purchasers that the said flat and car parking space described in the Second Schedule hereunder written is free from all encumbrances, charges, liens, lispendens, attachments, trust, debutter, liabilities.

THE PURCHASERS DO HEREBY COVENANT AND AGREE WITH THE OWNERS/ VENDORS AND THE DEVELOPER /CONFIRMING PARTY as follows :-

1. That the Purchasers neither have nor shall claim from the Developer/Confirming Party herein the any independent right, title and interest in any other part or portion of the building and reserved space in the ground floor save and except the flat and car parking space but shall have common rights and facilities and benefits as provided in the THIRD SCHEDULE hereunder written.

2. That the Purchasers shall not at any time claim partition of the proportionate share of the land or the common portion and common areas and facilities.
3. That the Purchasers shall use the said flat and car parking space mainly for residential purpose.
4. That the Purchasers shall regularly and punctually pay the proportionate share of common expenses from the date of delivery of possession of the flat and car parking space to the Owners Association of the said building.
5. That the Purchasers shall be liable to pay proportionately all common charge and taxes, Municipal Taxes, common electricity other levies, outgoing, maintenance, charges and repairs of common portions and painting of the outer walls of the building and other expenses necessary for the said building from the date of delivery of possession of the said flat and car parking space to the owners' association of the said building.
6. That the Purchasers shall get the said flat and car parking space separated and mutated in their names in the records of Rajpur Sonarpur Municipality and shall pay all taxes in impositions separately along with the proportionate common expenses and water charges other taxes and impositions so to be levied by the State Government or by Competent Authorities.
7. That the Purchasers along with other purchaser/s of other portions of the building shall form a flat owners' Association or Organization for management and maintenance of the building and the Purchasers shall be the member of the said Organization or Association and shall abide by the rules and regulation and bye laws of the said Association or Organization as the case may be.
8. That the Purchasers shall not independently decorate the exterior of the said building and shall not make any structural additions or improvement in the said flat and car parking space as well as in the said building and shall not disturb or attach or break the constructions of the said building and shall not do any act whereby the construction and/or safety and stability of the said building is prejudiced and/or affected. The Purchasers along with the other flat owners/occupiers shall keep the said building and common areas and facilities and common installations in good repairable condition.
9. That the Purchasers shall not keep or throw, dirt, rubbish, rags refuse or other articles in the stairs or in common passage of the said buildings and shall not block the same in any manner whatsoever.

10. That the Purchasers shall not store any inflammable, combustible, explosive or offensive and hazardous articles in the said flat and car parking space or elsewhere in the building.
11. That the Purchasers have taken inspection of the said flat and car parking space and found it in good conditions and order and has got no dispute thereof and being fully satisfied in all respect accepted the delivery of possession of the said flat and car parking space.
12. That the Purchaser shall not do any objection of any contagious or adjacent land to the present project, in which event such acquired land be amalgamated with the existing land to construct the said building.
13. The Purchasers shall not do or cause to be done anything which would affect or prejudice the interest of the Developer/Confirming Party in any manner whatsoever.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of said land)

ALL THAT the piece or parcel of bastu land measuring **10 Cottahs 11 Chittaks 42 sq.ft.** more or less, comprised in **R.S. Dag No. 403, L.R. Dag No.456**, under **R.S. Khatian No. 13, L.R. Khatian Nos. 1344 & 1345** of **Mouza-Malikapur**, Pargana Medanmollah, **J.L. No. 54**, Touzi No. 255 **now within Rajpur Sonarpur Municipality**, being Municipal **Holding No. 619, Sahid Biswanath Sarani**, under ward **No.16, P.S-Sonarpur, Kolkata- 700 149** in the District of South 24-Parganas butted and bounded as follows :-

ON THE NORTH	: By Part of R.S. Dag No. 717.
ON THE SOUTH	: By 24"3" Wide Municipal Road.
ON THE EAST	: By Part of R.S. Dag No. 714,715&713.
ON THE WEST	: By Part of R.S. Dag No. 720&713

THE SECOND SCHEDULE ABOVE REFERRED TO

P A R T - I

(Description of the flat and car parking space)

ALL THAT the (Tiles flooring) one self contained ...BHK flat being **Flat No.** on the floor, side of the (G+IV) storied building named as "**AMITA ABASAN**", having Carper Area Sq.ft. (super built up area Sq.ft.) be the same a little more or less along with **one Covered Car Parking Space no.....on the Ground floor, measuring Sq.ft.** be the same a little more or less **with Lift facility** together with undivided proportionate share of stair, staircase landing, common right of the Top floor roof and all other common rights, common areas and facilities and common passages provided to the said building and also together with undivided

and impartible proportionate share of land and common benefits of the First Schedule property as shown in the map or plan annexed hereto and therein bordered with "RED" Colour.

PART-II

(Proportionate right or common areas etc.)

1. The proportionate undivided share of land comprised in the said property and proportionate easement right and appurtenances on which the building is constructed.
2. The foundation, column, supports, main walls, corridors, lobbies, passages, staircase, entrances and exit of the building top floor roof right, space for installation of pump and meters.
3. The installation of common services such as light, water sewerage etc.
4. The underground and overhead water tank, motor pump, pipes and in general all appurtenances and installations for common use.
5. The other parts of the premises necessary or convenient its maintenance safety or normally in common use more fully mentioned and described in THIRD SCHEDULE forming part of this Deed of Sale.
6. The undivided proportionate share of land in the demarcated portion of the said flat hereinabove transferred conveyed and granted and assured unto and in favour of the Purchaser and the proportionate right in common area shall always remain impartible.

THIRD SCHEDULE ABOVE REFERRED TO

P A R T - I

1. The Purchaser shall be entailed to all rights, privileges vertical and lateral easements quasi easements appendages and appurtenances whatsoever belonging to or in any way appertaining to the said flat together with usually held occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto, which is hereinafter and hereinbefore more fully specified. The right of way in common with other occupiers of the said building at all times and for all normal purpose connected with the use and enjoyment of the path way, staircase, staircase landing to their respective flats, common right of roof of the top floor.
2. The right of way in common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flats with or without vehicles over and above along with the drive way and path ways comprised in the said building provided always and it is hereby declare that nothing herein contained shall permit the Purchaser or any person deriving title under him or his servants, agents and invitees to obstruct in any way by vehicles, deposited materials, rubbish or otherwise the free passage of other person or persons entitled to such drive ways and path ways.

3. The right of protecting the said Flat by or from all parts of the building so far as he now protect the same.
4. The right of passage in common as aforesaid electricity water and soil from and to the said flat through pipes, drains, wires and conduits lying and/or being under through or over the said building and flat so far as may be reasonable and necessary for the beneficial occupation of the said flat.

P A R T - I I

1. Entrance and exit.
2. Boundary walls and main gate.
3. Common right of the roof of the top floor , Pump room, meter space.
4. Drainages and sewerage lines and other installations of such facilities (barring only those which are installed within the exclusive area of any Flat and/or exclusively for its use.)
5. Stair case, Stair case Landing, Lift, Lift Mechine Room, lobbies on all the floors, generator room, electricity utility room.
6. Water pump, water reservoir underground and overhead with all common plumbing installation for carriage of water (barring only those which are exclusively within the exclusive area of any flat and/or exclusively of its use.)
7. Water supply lines from overhead tank through deep tube well and the installations thereto related within the said premises.
8. The whole of the exterior of the building.
9. Such other common parts, common areas, equipment's, installations fittings, fixtures and spaces in or about the land and the building as are necessary for passage to and/or user of the flat in common by the co-owner.

FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. The proportionate expenses of maintaining, repairing re-decorating, etc. of the main structures and rain water pipes sanitary pipes, and electric pipes wires in under or upon the building and enjoyed or used by the purchaser in common with the other owners/occupiers of the building compounds.
2. The proportionate cost of decorating the exterior of the building and stair area.
3. The proportionate costs of clearing and lighting the path landings staircase, and other parts of the building as enjoyed by the purchaser in common as aforesaid.
4. The proportionate costs of maintenance of pumps equipments, installations or any other equipments which may be provided in future.

5. The proportionate capital or recurring expenditure for replacement of all or any items comprised in general common areas and facilities.
6. Such other proportionate expenses as are deemed necessary by the Society/Association upon its formation registration incidental for the maintenance and up keep of the building and/or general common areas and facilities.

IN WITNESS WHEREOF the **PARTIES** hereto have hereunto set their respective hands and seals on this Deed of Sale on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

AT SONARPUR IN PRESENCE OF :-

WITNESSES :-

1.

Owner/Vendor No.1 as self and as lawful
constituted Attorney of Owner/Vendor No. 2 & 3

SIGNATURE OF THE OWNERS/ VENDORS

1.

2.

2.

SIGNATURE OF THE PURCHASERS

AMITA ENTERPRISE

Proprietor

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

Drafted & Prepared by me:-

PRANAB KUMAR ROY
ADVOCATE
HIGH COURT, CALCUTTA
Enrol. No. WB/889/2008
(M-9836306028).

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs...../-
(Rupees) only the entire consideration of the said flat and car parking space in
the manner as follows:-

<u>By</u>	<u>No.</u>	<u>Dated</u>	<u>Bank</u>	<u>Amount</u>
.....				
Total				Rs. /-

(Rupees) only

Witnesses :-

1.

AMITA ENTERPRISE

Proprietor

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

2.