

B/NAME: (LAKSHMI APPART--)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this day of April,
2024 (Two thousand twenty four)

BETWEEN

SRI BISWAJIT DAS, PAN : BOJPD5657Q, Aadhaar No. 2144 7831 3375, son of Late Lakshmi Charan Das, by faith – Hindu, Indian Citizen, by occupation Service, residing at L.O.P. No. 178, Garia, Laskarpur G.S. Scheme, Block-B, P.O. Laskarpur, P.S. Sonarpur, District : South 24 Parganas, Kolkata – 700150, ¹⁵³ Represented by his Constituted Attorney SRI ALOKE SAHA, PAN : AMEPS7920D, Aadhaar No. 3697 4866 4457, son of Late Ashutosh Saha, by faith – Hindu, Indian Citizen, by occupation Business, residing at Sree Pally Purba Putiary, P.O. Gangapuri, P.S. Regent Park, District – South 24 Parganas, Kolkata – 700093, Proprietor of M/S. GITANJALI CONSTRUCTION, a proprietorship firm, having its registered office Sree Pally Purba Putiary, P.O. Gangapuri, P.S. Regent Park, District- South 24 Parganas, Kolkata – 700093, at present 2/39A, Naktala 2nd Scheme, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, by virtue of a Development Agreement with Development Power of Attorney dated 6th day of May, 2019, which was duly registered at the office of A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages from 63783 to 63836, being No. 162902113, for the year 2019, hereinafter called and referred to as the OWNER/VENDOR (which expression shall always be deemed to mean and to include his heirs, executors, administrators, representatives, nominees and assigns) of the FIRST PART.

AND

NILADRI CHAKRABORTY, PAN: AUDPC4198E, Aadhaar No. 4349 3452 6811, son of Nirmalendu Chakraborty, by faith – Hindu, by occupation – Business, Indian Citizen, residing at Peyarabagan, Laskarpur, Rajpur Sonarpur (M), South 24 Parganas, West Bengal-700153, hereinafter called and referred to as the PURCHASER (which expression shall always be deemed to mean and to include his

heirs, executors, administrators, representatives, nominees and assigns) of the SECOND PART.

AND

M/S. GITANJALI CONSTRUCTION, a proprietorship firm, having its registered office Sree Pally Purba Putiary, P.O. Gangapuri, P.S. Regent Park, District- South 24 Parganas, Kolkata – 700093, at present 2/39A, Naktala 2nd Scheme, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, represented by its proprietor SRI ALOKE SAHA, PAN : AMEPS7920D, Aadhaar No. 3697 4866 4457, son of Late Ashutosh Saha, by faith – Hindu, Indian Citizen, by occupation Business, residing at Sree Pally Purba Putiary, P.O. Gangapuri, P.S. Regent Park, District – South 24 Parganas, Kolkata – 700093, hereinafter called and referred to as the DEVELOPER/CONFIRMING PARTY (which expression shall always be deemed to mean and to include its successors-in-office, executors, administrators, representatives, nominees and assigns) of the THIRD PART.

WHEREAS after the partition of India, a large number of residents of former East Pakistan now-Bangladesh crossed over and came to the territory of West Bengal from time to time due to forced of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons called Refugees for residence 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 Sri Biswajit Das son of Late Lakshmi Charan Das, come to use and occupy a piece of land in C. S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, in Mouza Laskarpur, J.L No. 57, Police Station - Sonarpur, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24 Parganas.

AND WHEREAS the said Sri Biswajit Das being a Refugee displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Governor of The State of West Bengal with the intent to rehabilitate the Refugees from East Pakistan (Now Bangladesh) acquired the said land in C. S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, in Mouza - Laskarpur, J.L No. 57, Police Station - Sonarpur, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24 Parganas, under the provision of LD.P. Act 1948/LA., Act-1 of 1894 including the said plot under the occupation of the said Sri Biswajit Das.

AND WHEREAS the Governor of The State of West Bengal decided to Gifted the said plot of land in favour of the said occupier Sri Biswajit Das so as to confer absolute right title, interest in the said land where he had been residing peacefully with his family members for a long time morefully described in the Schedule thereunder written.

AND WHEREAS the Governor of The State of West Bengal executed an Indenture of Gift dated 5th day of June, 2007 in favour of said Sri Biswajit Das in respect of homestead land measuring about 03 Cottahs more or less lying and situated in C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, in Mouza -Laskarpur, J.L No. 57, Police Station - Sonarpur, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24

Parganas, registered in the office of the Additional District Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No.II, Pages from 5 to 8, Being no. 77, for the year 2007.

AND WHEREAS by virtue of the aforesaid Deed of Gift, said Sri Biswajit Das became the absolute owner in respect land measuring 3 cottahs in C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, in Mouza - Laskarpur, J.L No. 57, Police Station -Sonarpur, A.D.S.R office at Sonarpur at present Mahamayatala, District South 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written and recorded his name in record of the Rajpur-Sonarpur Municipality being Holding no. 1, Lake Gardens Road, Ward No. 31 and enjoying the same by paying taxes and khajna regularly to the competent authority and has been enjoying and possessing the same peacefully without any obstruction and disturbances from any corner and also paying relevant rates and taxes to the concerned authority which is absolutely free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, having a good clear 85 free marketable title thereof and the donor herein is entitled to sell, convey, transfer, gift, lease, mortgage and dispose of the same at his discretion.

AND WHEREAS the present owner having been desirous of the development of his aforesaid property had entered and executed a Development Agreement with Development Power of Attorney with the Developer/Confirming Party hereto and the said Development Agreement with Development Power of Attorney dated 6th day of May, 2019, which was duly registered at the office of A.D.S.R. Garia, and recorded in Book No.1, Volume No. 1629-2019, Pages from 63783 to 63836, being No. 162902113, for the year 2019.

AND WHEREAS the Developer/Confirming Party Sanction Building Plan from Rajpur-Sonarpur Municipality vide **Sanctioned Building Plan No.SWS-OBPAS/2207/2023/2013**, dated **03.11.2023** and started construction of proposed G+III storied building upon the **FIRST SCHEDULE** property as per Sanctioned Building Plan Sanctioned by the Rajpur-Sonarpur Municipality.

AND WHEREAS the Developer/Confirming party has declared to sell in respect of **ALL THAT** piece and parcel of one self contained residential flat on the _____ floor, _____ side, measuring an area _____ square feet super built up area more or less consisting of **2 (two) bedrooms, 1 (one) dining, 1 (one) kitchen, 2 (two) toilets, 1 (one) loft and balcony**, of the said newly G+3 storied building, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, L.R. Khatian no. 213, in Mouza - Laskarpur, J.L No. 57, **Holding no. 1, Lake Gardens Road**, within the Rajpur-Sonarpur Municipality, Ward No. 31, Assessee No. 1104302044908, Police Station - Sonarpur, Kolkata - 700 153, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written, according to the terms and conditions and /or from Developer's Allocation as mentioned in the said Development Agreement with Development Power of Attorney dated 6th day of May, 2019 at and for a total consideration money of Rs. _____ (Rupees _____) only, within **3 (three) months** from the date of the execution of the Agreement for Sale.

NOW, THIS AGREEMENT FOR SALE WITNESSETH as follows:-

1. The Purchaser has agreed to purchase and the Developer /Confirming Party has agreed to sell from its allocation **ALL THAT** piece and parcel of one self contained residential flat on the _____ floor, _____ side, measuring an area _____ square feet super built up area more or less consisting of 2 (two) bedrooms, 1 (one) dining, 1 (one) kitchen, 2 (two) toilets, 1 (one) loft and balcony, of the said newly G+3 storied building, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, L.R. Khatian no. 213, in Mouza - Laskarpur, J.L No. 57, **Holding no. 1, Lake Gardens Road**, within the Rajpur-Sonarpur Municipality, Ward No. 31, Assessee No. 1104302044908, Police Station - Sonarpur, Kolkata - 700 153, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written.
2. The Purchaser shall pay to the Developer/Confirming Party hereto, the price /consideration of the said flat Rs. _____ (Rupees Eleven Lakhs) only including the proportionate undivided share of land in the **FIRST SCHEDULE** property together with all common, right, common easement right including common facilities and amenities to use the common parts and portions of the said building more particularly described in the **THIRD SCHEDULE** written hereunder with the Owner and the other occupiers of the said building;
3. The Purchaser agree to pay to the Developer/Confirming the said price strictly on the dates specified herein after and the time in this regard shall be deemed to be the Essence of Contact

SCHEDULE OF PAYMENT

<u>Particulars</u>		<u>Amount (Rs.)</u>
i) At the time of the execution of this Agreement	..	
ii) At the time of registration of Deed of conveyance which is earlier within 6 months.	..	
Total Rs. _____		=====

(Rupees _____ only)

Note : i) Be it mentioned here that the Purchaser agreed to pay all the statutory duties, cess, taxes, etc. if imposed by the Central Government, State Government or any statutory authority or municipal corporation in addition to the above price or consideration and it is agreed by the Purchaser to pay service tax on the market price to be e-valued by the registering authority of the Directorate of Registration of West Bengal Govt. or any central Govt. or State Govt.

4. The Purchaser shall not use the said flat in such manner which may or is likely to cause nuisance or annoyance to the occupation of others, nor shall use the same for any illegal or immoral purposes;
5. The Developer/Confirming has already started construction of the said G+3 storied building as well as the said flat as per the plan and specifications and the said specifications.
6. The cost of maintenance only, replacing, repairing, white washing, painting decorating the main structure or the said building the exterior there of and in particular the common portion of the roof, terrace, landing and structure of the building and rain water pipes, water tanks, motor pumps and electrical wiring, sewerage, drain and all other common parts or the fixtures, fittings and equipments in, under or upon the building, enjoyed or used in common by the Purchaser or Occupier thereof shall be borne jointly by them and the Purchaser shall pay the proportionate said basic warranty from the date of possession of the said flat.
7. The cost of cleaning, lighting the main entrance, staircase and other parts of the building as enjoyed in common by the Purchaser and the Occupiers will bear jointly and proportionately; and the Purchaser shall pay the said common expense from the date of possession of the said flat and from the date of registration of the said flat which will take place earlier.
8. The cost of sweepers etc. shall be borne proportionately by the Purchaser and other occupiers of the building; and the Purchaser shall pay the said common expense from the date of possession of the said flat.

9. The cost of repairs replacement and maintenance of light and other plumbing work including all other services rendered in common to all other occupiers/ shall also be borne by the Purchaser and the other occupiers proportionately and the Purchaser shall pay the said common expense from the date of possession of the said flat which will take place earlier.
10. After the Developer/Confirming has duly received all the dues payable to if under this Agreement by the Purchaser and the Purchaser have duly performed and observed all terms under the Agreement, the Developer/Confirming Party shall execute and register a Deed of Conveyance at the cost of the Purchaser in respect of the said flat in favour of the Purchaser together with undivided proportionate share and interest in the land mentioned in the **FIRST SCHEDULE** hereunder written, but the cost and expenses of the registration will be borne by the Purchaser herein;
11. The Purchaser hereby covenants to keep the said flat partition walls/ sewerage, drains, pipes and other appurtenances of the said building in good working condition and order and in particulars so as to support and protect the other parts of the building and also the rights and interest of the Owner/Vendor, Developer /Confirming Party and occupiers of the flats of the said building ;
12. The Purchaser hereby agrees that the roof shall be deemed to be the property of all the flat owners and also the Purchaser shall use the roof only for the common purpose;
13. The Purchaser shall not keep or store in the said flat any inflammable combustible or any offensive articles which shall be or constituted any nuisance or annoyance to the occupiers/ other flat owners of the said building. The Purchaser shall abide by the

terms and conditions of the Development Agreement with Development Power of Attorney dated 6th day of May, 2019.

14. That the Purchaser shall not be entitled to deal with the said flat in any manner whatsoever, until and unless, the aforesaid consideration/price of the said flat is fully paid to the Developer/Confirming Party, but, the Purchaser, if necessary, shall be entitled to obtain house building loan any recognized financial institution for purchasing the said flat and in that case, the Developer/Confirming Party shall co-operate with him;
15. That, it is specifically and mutually agreed upon by the parties hereto that the Owner shall not have any financial liability under this Agreement and shall not be made liable for non-performance of any obligations by either the Developer/Confirming Party or the Purchaser in any cost, save and except, the Owner at the request of the Developer/Confirming Party, shall execute and register the Deed of Conveyance at the expenses of the Purchaser to transfer the undivided impartible proportionate share of land, described in the **FIRST SCHEDULE** hereunder written.
16. That notwithstanding anything contained hereinbefore any aggrieved party shall be entitled to sue for **Specific Performance of Contract** and/or before any other forum against the other party, who has neglected or failed to perform any obligation in him part in terms of this Agreement ;
17. The Owner/Vendor and Developer/Confirming Party herein declare that the said property or flat in part or full of the building are free from all encumbrance and be it mentioned that the said property and being constructed flat is not mortgaged or leased to any party or any financial institution. If anything found regarding title, or any dispute in that event the

Purchaser shall be entitled to rescind or cancel this Agreement for Sale and Developer shall refund the entire advance money so received by him to the Purchaser.

18. Neither Owner/Vendor, Purchaser and Developer/Confirming Party or any flat owners will have the right to use any common space or roof space or proportionate share of common space for residential purpose.
19. That after the searching if the title of the said flat is clear good marketable and free from all encumbrances the purchaser will pay the remaining or balance amount within a period of **3 (three) months** and the Developer/Confirming Party is liable to execute the Deed of Conveyance or Deed of Sale in favour of the purchaser or his nominee/s from the date of execution of this Agreement.
20. That if the purchaser failed the balance consideration money to the Developer/Confirming Party, the Developer/Confirming Party herein will be deducted 10% of the earnest money which has been paid at the time of execution of this Agreement for Sale.
21. That the purchaser shall have every right to apply and avail loan from any financial institution or banks for purchase of his aforesaid flat and Owner/Vendor and Developer/Confirming Party will render co-operation regarding the above loan in every respect and needful circumstances.
22. Before registration of the Deed of Conveyance the purchaser demand the copy of **Completion Certificate** to the Developer/Confirming Party, the purchaser shall bear the all expenses of the said **Completion Certificate**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire premises)

ALL THAT piece and parcel of Bastu land respect land measuring 3 cottahs more or less together with G+3 storied building standing thereon under C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, L.R. Khatian no. 213, in Mouza - Laskarpur, J.L No. 57, **Holding no. 1, Lake Gardens Road**, within the Rajpur-Sonarpur Municipality, Ward No. 31, Assessee No. 1104302044908, Police Station - Sonarpur, Kolkata - 700 153, A.D.S.R office at Sonarpur at present Mahamayatala, District - South 24 Parganas, which is butted and bounded as follows :-

ON THE NORTH : Kalibazar Main Road.
ON THE SOUTH : L.O.P. no. 180.
ON THE EAST : Colony Road.
ON THE WEST : L.O.P. no. 176.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat here to be conveyed)

ALL THAT piece and parcel of one self contained residential flat on the _____ floor, _____ side, measuring an area _____ square feet super built up area more or less equivalent to _____ square feet carpet area more or less, Tiles flooring, No Lift, consisting of 2 (two) bedrooms, 1 (one) dining, 1 (one) kitchen, 2 (two) toilets, 1 (one) loft and balcony, of the said newly G+3 storied building, together with undivided proportionate share of land lying and situated at C.S. Plot No. 574 (P), 578 (P) & 582 (P), L.O.P. No. 178, L.R. Khatian no. 213, in Mouza - Laskarpur, J.L No. 57, **Holding no. 1, Lake Gardens Road**, within the Rajpur-Sonarpur Municipality, Ward No. 31, Assessee No. 1104302044908, Police Station - Sonarpur, Kolkata - 700 153, A.D.S.R office at Sonarpur at present Mahamayatala,

District - South 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written. The said Flat has been delineated with **RED** colour border line in the Map or Plan attached hereto being part of these Deed of Conveyance.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common parts and portions)

1. Entrance and exit gate and roof of the building.
2. Boundary walls and main gate and surrounding open space to the Sky of the building, pillars, cantilevers, partition walls, exterior walls, girder walls, etc.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further

construction before delivery of possession as per mutual consent between developer and the owners.

THE FOURTH SCHEDULE REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, lift and electric pipes, wires and installation, under or upon the building and enjoyed or used by the Purchaser in common with the Owners and the other occupier/ Purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the Purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the Purchaser /s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.

10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of the Flat here to be conveyed)

(SPECIFICATION)

FOUNDATION	:	Reinforced cement concrete footings (M-15)
STRUCTURE	:	RCC Frame structure (M-15)
BRICKWORK	:	Made at 1st Class brick, 200 mm. Wall - 1:5 cement mortar 75/125 mm. Wall - 1:4 cement mortar.
FLOOR	:	Floor will be made of white marble Marowar /Omex with vens on top, size will be 42" X 24" or more per pc. And the developer will provide for marble @ Rs.60/- per square feet, if the owner choice higher value marble for fitting in his flat/s in that event the different price will be paid to the developer. Bathroom marble will be white/torrent marble, size will be 36" X 24" per pc. (Marowar).
SKIRTING	:	4" white marble.
TOILET	:	Toilet will be made of 1 no. white commode Bell/Hindware/Paryware/Cera make, with high density PVC cistern (Reliance made) Bib cock : ESSCO/D-sons ba«d, shower, concealed stop cock, Angular stop cocks (Essco band) 1 no. geyser point common bath room and commode shower.

TOILET WALL	:	6" high tiles (15" X 10") of mutual understanding choice of both developer and purchaser.
KITCHEN	:	a) Cooking platform : Black stone & granite on top of the kitchen slab. b) Steel sink (18"X14" size)/20"X17". c) 4' height tiles (12"X8") / 13"X 10"/15"X 10" size of mutual understanding choice of both developer and purchaser. Kitchen floor marble (white marwar 42" X 22") size per PC.)
DOOR	:	1) Main door will be wooden of each flat. 2) Other door will be flash door (32 mm. thick solid block board core) construction commercial flash door water proof (of water proof). 3) Frame will be made of sal wood thickness 4" X 2.5". 4) Cylindrical lock (Cylindrical lock) will be provided to the main door (Godrej maker) with one eye pipe and each bed room, one handle lock and other fittings and door stopper at each door.
ELECTRICAL	:	Concealed wiring heavy duty copper wire (Finolex) fittings fijung of Pretty/Anchor/Havells branch switch. b) Electrical calling bell point only. c) In bed room - One fan point, one tube light point, one bulb, one night light point, two plug point along with switch, one AC point provide in both bed rooms. d) In dining room - room fan point, one tube light

		point, two plug point along with a switch, one TV point, one 15 amp Refrigerator point, washing machine point, set top box & one no. double bracket light point and one no. double bracket light point, Aqua guard. c) In kitchen - one light point, chimney point, acjua guard point, two plug point along with switch point of mixture grinder /microwave. f) In toilet - one light point and one geyser point in common bath room and one exhaust fan point,
SANITARY AND PLUMBING	:	Each flat will be provided with one wash basin of matching size (Hindware/Parryware/Cera/Bell) hand/commode shower.
INSIDE	:	Concealed (CPVC) pipe line both hot and cold water line.
OUTSIDE	:	Heavy density UPVC & Soil pipe/4" Supreme PVC pipe, (Basin/commode/Parryware/Hindware/Cera/Bell) (White/Ivory).
PAINTING	:	Internal wall - Putty finish (wall putty) External wall - Weather coat/snowcem. Door & window - 2 coats synthetic enamel paint.
WINDOW	:	Box window Grill will be made of thick durable grill & aluminum sliding glazing best durable gaze with 3 mm glass.
GENERAL	:	Stair case will be made of marble, stair case wall will be made of plaster of paris with grill railing.
WATER	:	KMC supplied water or DEEP tube well, septic tank, overhead water tank to be provided shall be common for all.

IN WITNESS WHEREOF all the parties put their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

in presence of **WITNESSES**:

1.

**SIGNATURE OF THE OWNER
/VENDOR**

2.

SIGNATURE OF THE PURCHASER

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**

Drafted by me :

Advocate
Alipore Judges' Court,
Kolkata - 700 027

Computer typed by :

Alipore Judges' Court,
Kolkata - 700 027.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchaser by the within named Developer/Confirming Party the within mentioned sum of Rs. _____ (Rupees _____) only as earnest money / Advance money out of total consideration of Rs. _____ (Rupees _____) only as per Memo below :-

<u>Cash / Cheque No.</u>	<u>Date</u>	<u>Name of the Bank / Branch</u>	<u>Amount (Rs.)</u>
			Total Rs.7,00,000/- =====

(Rupees _____ only)

Witnesses :-

1.

2.

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**