

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the day of , Two
Thousand and **Twenty** (.....)

BETWEEN

Lord Jagannath Arcade

Kaustav Mukherjee

Proprietor

SMT. SUNANDA MODAK (PAN- BLQPM7691K) wife of Sri Koustav Mukherjee, daughter of Sri Dipankar Modak, by Nationality Indian, by Religion Hindu, by Occupation Service, residing at Dwarik Banerjee Road, Sadhur Bagar, P.O.- Agarpara, P.S.- Ghola, Dist.- North 24 Parganas, Kolkata- 700109, West Bengal, hereinafter called and referred to as the **FIRST PARTY/LAND OWNER** (which expression shall unless repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

“M/S. LORD JAGANNATH ARCADE” a proprietorship firm, having its office at Dwarik Banerjee Road, Sadhur Bagan, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata- 700109, being represented by its proprietor, **SRI KOUSTAV MUKHERJEE** (PAN-BHQPM5871F), son of Sri Kanchan Mukherjee, by Religion Hindu, by Nationality Indian, by Occupation-Business, residing at Dwarik Banerjee Road, Sadhur Bagan, P.O. Agarpara. P.S.- Ghola, Dist. North 24 Parganas, Kolkata- 700109, West Bengal, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include the said Firm, its Proprietor and his heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **SECOND PART**.

AND

..... hereinafter jointly called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**;

WHEREAS one Smt. Tripti Bhattacharyya, purchased a bastu land measuring an area more or less 4 (Four) Katha 20 (Twenty) Sq.ft. Bastu Land, which is lying and situated at Mouza- Ghola, J.L. No.-14 Re. Sa No.- 103, Touzi No.- 6, 63, 163 & 172, in R.S. Dag No.- 1093 under R.S. Khatian No. 1789, within the jurisdiction of A.D.S.R. Barrackpore now Sodepur, Police Station- Khardah now Ghola, District- North 24 Parganas, from Smt. Mina Sarkar wife of Sri Sukhendu Sarkar, by virtue of registered Deed of Conveyance, dated 30/04/1980, which was enlisted in Book No. I, Volume No.- 31, Pages- 278 to 279, Deed No. "1608" for the year 1980 before the office of S.R. Barrackpore, Dist.- 24 Parganas.

AND WHEREAS thereafter said Tripti Bhattacharyya after purchasing the aforesaid land by way of Deed of Conveyance and mutated her name B.L. & L.R. Office under L.R. Khatian No.- 8418 & L.R. Dag No.- 1365 and also mutated her name in the local Panihati Municipality and then she constructed pucca one storied building thereon and she has been seizing, possessing and enjoying the same with full right, title and

interest and without any encumbrances from any corner whatsoever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

AND WHEREAS thereafter said Tripti Bhattacharyya sold and transfer a plot of Land actual measuring an area more or less 4 (Four) Katha 20 (Twenty) Sq. ft. Bastu Land togetherwith 1450 Sq. ft. pucca structure, which is lying and situated at Mouza- Ghola, J.L. No.- 14, Re. Sa No.- 103, Touzi No.- 6, 63, 163 & 172, in R.S. Dag No - 1093 corresponding L.R. Dag No. 1365 under R.S. Khatian No.- 1789 corresponding L.R. Khatian No.- 8418, within the jurisdiction of A.D.S.R. Sodepur, Police Station- Ghola, local limits of Panihati Municipality, Ward No. 28, Holding No.- 2 at Abhoy Banerjee Road, District- North 24 Parganas to the present Land Owner herein namely Smt. Sunanda Modak, by virtue of registered Deed of Conveyance, dated 11/03/2024, which was enlisted in Book No. I, Volume No.- 1524-2024, Pages- 52619 to 52639, Deed No. "01852" for the year 2024 before the office of A.D.S.R. Sodepur, Dist.- North - 24 Parganas.

AND WHEREAS The present Land Owner herein after purchasing the aforesaid land by way of Deed of Conveyance and mutated her name in the B.L. & L.R. office and local Panihati Municipality and she has been seizing, possessing and enjoying the same with full right, title and interest and is paying taxes and all other Govt. Rents to the authority concerned and is seizing, possessing and enjoying the same free from all encumbrances and without any interruption, intervention and/disturbances from any corner whatsoever till today.

AND WHEREAS the present Land owner decided to develop her property to construct multi-storeyed building on the said land but due to insufficient fund and pre-engagement of her respective work and due to lack of finance and lack of technical expertise the Owner herein could not construct building and/or building on the said plot of land and were searching for a reputed Promoter/Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowledge the very intention of the Owner to allow them to construct the said proposed multi-storied building on her land/premises.

AND WHEREAS the Land owner further shown her intention to the present Developer herein i.e. "**M/S. LORD JAGANNATH ARCADE**" a proprietorship firm, having its office at Dwarik Banerjee Road, Sadhur Bagan, P.O.- Agarpara, P.S.- Ghola, Dist.- North 24 Parganas, Kolkata- 700109, being represented by its proprietor **SRI KOUSTAV MUKHERJEE**, son of Sri Kanchan Mukherjee, hereinafter referred to as the Developer, for Developing the said property and also shown her incapability for her financial capacity for which the Developer herein approached the Land Owner and expressed their intention to develop the said property according to the Building Plan to be approved and sanctioned by the Panihati Municipality.

AND WHEREAS the Land owner agreed to authorized the Developer to construct a multi-storied building (G+4) over the said property according to the Building Plan to be approved by the Panihati Municipality as specification with floors, plans, elevation sections made in compliance with the statutory requirements in the said property at the cost of the Developer on the terms and conditions stipulated hereunder.

AND WHEREAS when the **DEVELOPER** herein had been erecting the said building in the said **Holding No. 02, Abhoy Banerjee Road, Ward No. 28 under Panihati Municipality, P.O.- Ghola Bazar, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700111**, the Parties of the **THIRD PART/PURCHASERS**, having their desire to purchase one residential **Flat No.** situated on the **floor** **side** of the building measuring carpet area of the Flat is **Sq. ft. and the Balcony area of the Flat is** **Sq. ft.** i.e. total carpet area of the Flat is **Sq. ft.** corresponding to **super built-up area of the Flat is** **Sq. ft. more or less** together with **Car Parking Space No.** **situated on the Ground Floor** of the building measuring an area of ____ (**.....**) **Sq. ft.** more or less has approached the said **DEVELOPER** as well as the **VENDOR** as shown in the Floor Plan and constructed by the **DEVELOPER** which is more fully and particularly described in the **SCHEDULE "B"** hereunder written.

AND WHEREAS the **DEVELOPER** agreed to sell and convey the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on Holding No. 02, Abhoy Banerjee Road, Ward No. 28 under Panihati Municipality, P.O.- Ghola Bazar, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700111**, together with undivided proportionate share of land and also together with all common rights and facilities as described in the SCHEDULE "B", and "C" herein below and the consideration of the said flat along with Car Parking Space is **Rs...../- (Rupees)** **only** free from all encumbrances, charges, lien and liabilities etc. payable to the DEVELOPER as the said Flat and Car Parking Space are of Developer's Allocation.

AND WHEREAS the **DEVELOPER** along with the **VENDORS** has entered into an Agreement for Sale with the **PURCHASERS** and the **DEVELOPER** has agreed to hand over by way of Sale the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building constructed as per specification of the **PURCHASERS** herein and the sold properties i.e. **ALL THAT** the **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building as described in the SCHEDULE 'B' hereunder written together with use all common user, amenities, facilities and common services and also together with undivided proportionate share of said land as more fully described in the SCHEDULE 'A' and the

said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building have been built up in accordance with the said sanctioned residential building plan to enable them to acquire and possess the said Flat and Car parking Space for a total consideration price of **Rs...../- (Rupees)** **only** payable to DEVELOPER as the sold Flat and Car Parking Space are of Developer's Allocation.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs...../- (Rupees)** **only** of which the entire consideration money against the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building along with the proportionate share of land which more fully described in the SCHEDULE 'B' below for a total sum of **Rs...../- (Rupees)** **only** paid by the **PURCHASERS** to the **DEVELOPER** on or before execution of this Deed on different dates as described in the Memo of Consideration of which receipts have been granted by the **DEVELOPER** totaling **Rs...../- (Rupees)** **only** paid by the **PURCHASERS** the receipt whereof the **DEVELOPER** hereby acknowledge and admit as per memo below and/or from the said and every part thereof truly acquit release and forever discharge the **PURCHASERS** of all their liabilities thereof and the **DEVELOPER and also the VENDOR** as beneficial parties herein do hereby grant, sell, convey, transfer, assigns, assure unto the said **PURCHASERS** free from all encumbrances **ALL THAT** the undivided proportionate share of interest in the said land more fully and more particularly described in the SCHEDULE "A" hereunder written together with a complete **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building situated at Holding No. 02, Abhoy Banerjee Road, Ward No. 28 under Panihati Municipality, P.O.- Ghola Bazar, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700111, togetherwith use all common open areas and common services of the building and undivided proportionate share of land as mentioned in the **SCHEDULE 'B' and 'C'** hereunder written. **AND TO HAVE AND TO HOLD** the said flat and Car Parking Space together with undivided proportionate share of land together with use the common space, stair-cases, lift, common-land, and also together with common rights, water supply lines and other common paths and drains and sewerages, equipment's and installation and fixtures and fittings and passages and stair appertaining to the said building as mentioned in the SCHEDULE "B" and "C" hereunder comprised and hereby granted, sold, conveyed, transferred assigned assured and every part or parts thereof respectively together with their and every of their respective rights and appurtenances whatsoever unto the said **PURCHASERS** absolutely and forever free from all encumbrances, trust, liens and attachments whatsoever **ALL TOGETHER** with the benefit belonging to and attached therewith the covenant for production of

the all previous title deeds relating to the said land/building subject **NEVERTHELESS** to easement or provision in connection with the beneficial use and enjoyment of the said **Flat No.** situated on the **floor** **side** of the building together-with **Car Parking Space No.** **situated on the Ground Floor** of the building and also together with all common rights, facilities, amenities and undivided proportionate share of land morefully described in the SCHEDULE "B" and "C" hereunder written.

IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AND THE PURCHASERS as follows :-

1. That the **OWNER** has good rightful power and absolute authorities, indefeasible title to grant, sell, convey, transfer, assign and assure the undivided proportionate share of land pertaining to the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building together with common stair-case and other common portions parts and open spaces, paths and passages and undivided proportionate share of land in the said building.

2. It shall be lawful for the **PURCHASERS** from time to time and at all times hereafter to enter into and upon hold and enjoy the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building along with use all common open places and other services of the building with stair-cases and other common parts and passage in the said building. Hereunder written and to receive the rents, issues and profits thereof and have full power, absolute right and authority to sell, transfer, mortgage, lease dispose of the said flat and Car Parking Space without any interruption disturbances, claims or demands whatsoever from or by the **THE DEVELOPER** or any person or persons claiming through under or in the trust for them.

3. The **DEVELOPER** shall from time to time and at all times thereafter upon every reasonable request shall make perfect and at the cost of the **PURCHASERS** make do acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, things and matters whatsoever for further or more perfectly assuring the said undivided proportionate share of land pertaining the said **Flat No.** situated on the **floor** **side** of the building together with **Car Parking Space No.** **situated on the Ground Floor** of the building and also together with other common open parts and services, paths and passages respectively and Holding No. 02, Abhoy Banerjee Road, Ward No. 28 under Panihati Municipality, P.O.- Ghola Bazar, P.S.- Ghola, District- North 24 Parganas, Kolkata-700111, unto the **PURCHASERS** in the manner aforesaid as shall or may be reasonably required.

4. The **PURCHASERS** shall be entitled to all rights privilege vertical and lateral supports easements quasi-easement, appendages and appurtenances whatsoever

belonging or in any way appertaining to the said **Flat No.....** situated on the**floor** **side** of the building together with **Car Parking Space No..... situated on the Ground Floor** of the building.

5. The **PURCHASERS** shall be entitled to the access in common with the **DEVELOPER** and/or other Owners and the Occupiers of the said building at the times and for all normal purposes connected with the use and enjoyment of the said building.

6. The **PURCHASERS** and their agent and nominee shall be entitled to the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment as the said **Flat No.....** situated on the**floor** **side** of the building together with **Car Parking Space No..... situated on the Ground Floor** of the building and premises or passages and the **PURCHASERS** and/or servants, nominees, employees, invitees shall not obstruct other flat owners and the occupiers of the building in any way by parking vehicles, deposit of materials or rubbish.

7. The **PURCHASERS** shall have the ownership of protection of the said flat to be kept safe and perfect of all portions of the said **Flat No.....** situated on the**floor** **side** of the building together with **Car Parking Space No..... situated on the Ground Floor** of the building and also together with undivided proportionate share of land along with common as mentioned herein.

8. The **PURCHASERS** shall also be entitled to the passage in common as aforesaid for taking gas, electricity, telephone, water to the said Flat through pipes, drains, wires and common spaces lying or being in under through or over the same of the said building and premises so far may be reasonably necessary for the beneficial occupation of the said Flat for the purpose whatsoever.

9. The **PURCHASERS** shall have with or without workmen and necessary material so to enter from time to time upon the other part of the said building and premises for the purpose of repairing so far as may be necessary such pipes, drains and common spaces as aforesaid and for the purpose of building repair or cleaning of the said Flat.

10. So long as the said **Flat No.....** situated on the**floor** **side** of the building together with **Car Parking Space No..... situated on the Ground Floor** of the building along with all common rights and common expenses. hereunder written shall not be separately assessed the said **PURCHASERS** shall pay (from the date of execution of the Deed of Conveyance) the proportionate share of maintenance of the building and also Municipal taxes as per apportionment to the extent of the **PURCHASERS'** said flat along with said Car Parking Space.

11. The **PURCHASERS** shall pay all taxes, rates, impositions and other outgoings in respect of the said flat and Car Parking Space proportionately as may be imposed by The Kolkata Municipal Corporation, and/or State Government and shall pay all such betterment fees or development charges or any other taxes or payment of similar nature.

12. The **PURCHASERS** shall pay the proportionate cost of building maintenance and taxes, repairing cost etc., as common expenses as mentioned below.

13. The **PURCHASERS** shall maintain the said **Flat No.....** situated on the**floor** **side** of the building together with **Car Parking Space No.....** **situated on the Ground Floor** of the building at their own cost in the same good condition (reasonable wear and tear excepted state and order) in which it is being possessed and to maintain regulations of the government both Central and State, The Kolkata Municipal Corporation and/or any other Authorities and Local Bodies. The **PURCHASERS** shall abide by rules and by laws of the association of the flat owners if it is formed.

14. The said **PURCHASERS** shall maintain their said flat, inner walls, sewer, drains, pipes and other fittings, fixture and appurtenances belonging thereto in good working order and conditions.

15. That the said **PURCHASERS** shall not make any such further construction of structural alteration of the outer portion of the building causing any damages to other flats or obstruction to other Owners of the flats of the building.

16. The said **PURCHASERS** shall at their own costs and expenses fix up separate meter connection or meters in the said flat for electricity power or gas connection to be consumed in the said flat by the **PURCHASERS** and the **PURCHASERS** shall pay all rates and taxes which may be imposed by the appropriate authority in connection with his said flat. The **PURCHASERS** shall be entitled to make such interior construction and decoration in their said flat for their necessities like racks, storage space, gas cylinder spaces, cooking racks etc. without causing any damages to the building.

17. The **PURCHASERS** shall have full right and absolute authority to sell, transfer, convey, mortgage, charges, lease of in any encumber deal, with or dispose of their said flat and Car Parking Space and/or their possession and or to assign or to let out full or part with their interest possession benefit of their said flat together with said Car Parking Space or any part thereof.

18. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by the Association only to extent of the said flat which will be applicable to all the flat Owners.

19. The **PURCHASERS** shall not use or caused to be used the said flat in such manner which may likely to cause nuisance or annoyance to the occupants of the other flats of the said building nor shall use the same for any illegal nor immoral purposes.

20. The said **PURCHASERS** shall not bring keep or store in or any part of the said flat any inflammable combustible substance articles things likely to injure, damage or prejudicially affect the said flat or any part thereof except cooking gas cylinder, gas stove, kerosene stove and kerosene for cooking purpose.

21. The **PURCHASERS** shall have no right title or interest in any other flat except open common land, if any of the said premises. The **PURCHASERS** hereby declares that they shall not raise any objection if the **DEVELOPER** sells the other Car Parking Space to any outsider of the building. Each owner of the Car Parking including the **PURCHASERS** herein shall use and enjoy their demarcated Car Parking Space on mutual understanding during egress and ingress of the Car without raising any objection and obstruction to other.

22. The **PURCHASERS** shall have to carry out the necessary repair which may be pointed out by all the Flat Owners of the building only to the extent of the said flat which will be applicable to all the flat Owners and also Car Parking Space Owners. The **PURCHASERS** hereby declares and confirms that they have already received the peaceful physical possession of the said flat and Car Parking Space from the **DEVELOPER** with full satisfaction as regards the area of the said Flat and Car Parking Space and construction of the said building and he is also satisfied with the title of the property.

THE SCHEDULE – A ABOVE REFERRED TO
(The description of the property)

ALL THAT piece or parcel of Bastu land measuring more or less 4 (Four) Katha 20 (Twenty) Sq. ft. Bastu Land togetherwith 100 Sq. ft. R.T. Shed, which is lying and situated at Mouza- Ghola, J.L. No.-14, Re. Sa No.- 103, Touzi No.- 6, 63, 163 & 172, in R.S. Dag No. 1093 corresponding L.R. Dag No.- 1365 under R.S. Khatian No. 1789 corresponding L.R. Khatian No.- 11164, within the jurisdiction of A.D.S.R. Sodepur, Police Station- Ghola, local limits of Panihati Municipality, Ward No. 28, Holding No.- 2 at Abhoy Banerjee Road, P.O.- Ghola Bazar, P.S. Ghola, Kolkata- 700111, District- North 24 Parganas, which is butted and bounded as under-

ON THE NORTH : Property of Jugal Ch. Chattopadhyaya,

ON THE SOUTH : 10 ft. wide Municipal Road,

ON THE EAST : Property of Anjali Mukherjee,

ON THE WEST : 25 ft. wide Municipality Road.

SCHEDULE 'B' ABOVE REFERRED TO

(DESCRIPTION OF THE BUILDING AND FLAT)

ALL THAT on the Flat No. _____, _____ side of the Building at Holding No. 02, Abhoy Banerjee Road, P.O.- Ghola Bazar, P.S.- Ghola, Kolkata- 700111, Assesses No. Ward No. 28 Under Panihati Municipality, District- North 24 Parganas, measuring about more or less _____ Sq. Ft. Carpet Area corresponding to _____ sq. ft. super built up area (cover area _____ sq. ft) a little more or less and also having vitrified tiles flooring, consisting with consisting with ____ (____) Bed Rooms, ____ (____) Kitchen cum Dinning area, ____ (____), Toilets, and covered parking No. _____ with space 135 sq. ft. from Developer's Allocation, situated and being the part of the Premises including the proportionate and undivided share and common facilities available in the said premises such as equipment fixtures apparatus of common utility, stair case, landing, lift, lift lobby areas, underground Water Reservoir, Overhead Water Reservoir, Open Terrace Lift Machine Room on the roof, drive ways Boundary Wall, Main Entrance Gate for ingress and egress to the said Premises, and common pathways etc.

SCHEDULE - 'C' ABOVE REFERRED TO

COMMON FACILITIES AND AMENITIES: shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, pump room, tube well, septic tank, Electric meter room, drawing room, water pipe lines, drains pipe line and proportionate share of land underneath, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be required for enjoyment maintenance or management of the said building by all occupiers of the building.

SCHEDULE - 'D' ABOVE REFERRED TO

SPECIFICATION OF THE CONSTRUCTION

STRUCTUE: Building designed with R.C.C. frame Structure which rest on individual column, design approved by the competent authority.

BRICKWORK: 8", 5" and 3" thick brick wall in cement mortal (1:6/1:4) ratio.

FLOORING: Tiles in all Bed Rooms, Balcony, Drawing cum Dining Room, Bathrooms with 6" skirting.

PLASTERING: All walls be cement plastered with plaster of paris.

W.C. & TOILET: W.C. European type with cistern, wall white glazed tiles up to 5"-6" height above 6" skirting one light point, one exhaust fan point.

DOOR: All doors are Sal wood frames & flush door shutter. Main door will be of good quality flush Door.

WINDOWS: Aluminium Frame from aluminium section with fully glass panel and good quality grill will be provided in the windows.

KITCHEN: Black Stone cooking platform for gas slab, Inbuilt Sink by Black Stone with two tap point, glazed tiles (white colour) above Kitchen platform up to 2"-6" height.

PLUMBING: All plumbing connections will be concealed with CPVC/PVC and any suitable materials as will be decided by the Developer in Toilet one shower, two taps, one White colour Basin stand will be fitted at a suitable place of the flat.

ELECTRIC: All electric connections will be done by concealed wiring total 15 nos. of electric points of each flat

PAINTING: Inside wall of the flat will be furnished with plaster of paris and external wall with snowcem paint. Two coats of weather coat paint.

WATER: From the Deep Tube well to overhead water Reservoir arrangement and from the overhead Reservoir to all the Flats 24 hours water supply.

STAIR & LIFT: construction & design by the Developer Choice. The specification can be altered according to the mutuality of the parties.

N.B. If any extra works are required to be done, the Developers shall carry on said extra works, subject to payment of extra charges by the Land Owners in advance before starting the said extra works. Lift and Meter cost paid by the Land Owner's.

IN WITNESS WHEREOF the Parties hereto set scribed their respective hands and seals on this the day and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of:

WITNESSES:

1.

As lawful Constituted Attorney of Smt. Sunanda
Modak Owner/Vendor herein.

SIGNATURE OF THE FIRST PART/
OWNER/VENDOR

2.

1.

2.

SIGNATURE OF THE THIRD PART/
ALLOTTEES/PURCHASERS

SIGNATURE OF THE PROMOTER/
DEVELOPER/CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. _____ /- (Rupees _____) only as earnest or part consideration sum out of total consideration price of **Rs.** _____ /- (**Rupees** _____) **only** from the within mentioned **PURCHASERS** against the within mentioned **Apartment/Flat/Unit No.** ____ on the _____ **Floor**, _____ **side** of the building together with **1 (One) covered Car Parking Space being No. __ & area 135 sq. ft.** on the **Ground Floor** of the said building being Part of **Holding No. 02, Abhoy Banerjee Road, Ward No. 28 under Panihati Municipality, P.O.- Gholabazar, P.S.- Gholabazar, District- North 24 Parganas, Kolkata- 700111**, in the manner followings :-

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
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TOTAL : Rs.

(Total Rupees)

WITNESSES :

1.

Lord Jagannath Arcade
Kanaka Mukherjee
Proprietor

SIGNATURE OF THE SECOND PART/
PROMOTER/DEVELOPER

2.