

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this
_____day of _____ 2025(Two Thousand Twenty-Five).

BY AND BETWEEN

(1) AHIBARAM REALTY PRIVATE LIMITED (PAN: AALCA0519N), (2) ACRONYM RESIDENCY PRIVATE LIMITED (PAN: AALCA0561E), (3) ARION ABASAN PRIVATE LIMITED (PAN: AALCA2192D), (4) AROHIT DEVELOPERS PRIVATE LIMITED (PAN: AALCA0520D), (5) DESHANTAR SUPPLIERS PRIVATE LIMITED (PAN: AAECD4319A), (6) ESCALATED DEVELOPERS PRIVATE LIMITED (PAN: AADCE1987G), (7) GOLDENYATRA HOUSING PRIVATE LIMITED (PAN: AAECG9846M), (8) GREENIMAGE TRADING PRIVATE LIMITED (PAN: AAECG9456F), (9) JIBANJYOTI VINCOM PRIVATE LIMITED (PAN: AACJ9559J), (10) PRABUDDHA MERCHANTS PRIVATE LIMITED (PAN: AAGCP8626A), (11) SUBHLIFE ABASAN PRIVATE LIMITED (PAN: AASCS2130C), (12) WARMTH MERCHANTS PRIVATE LIMITED (PAN: AABCW3090L), (13) DREAMLIFE COMPLEXPRIVATE LIMITED (PAN: AAECD4322P), (14) NASHIB INFRASTRUCTURE PRIVATE LIMITED (PAN: AAECN1775A), (15) SAPNANKUR TRADING PRIVATE LIMITED (PAN: AASCS2126G), (16) SWAPNABHUMI INFRA-PROJECTS PRIVATE LIMITED (PAN: AASCS2114C), (17) ACRONYM ENCLAVE PRIVATE LIMITED (PAN: AALCA0556B), (18) ANANNAT DEVELOPERS PRIVATE LIMITED (PAN: AALCA1052E), (19) ARROWSPACE CONCLAVE PRIVATE LIMITED (PAN: AALCA0515A), (20) ASRE REALTY PRIVATE LIMITED (PAN: AALCA1053F), (21) ASTAVINAYAK HOUSING PRIVATE LIMITED (PAN: AALCA0554D), (22) AVINANDAN TRADING PRIVATE LIMITED (PAN: AALCA1429K), (23) BINAMOTI VINCOM PRIVATE LIMITED (PAN: AAFCB2365M), (24) DILIGENT NIRMAN PRIVATE LIMITED (PAN: AAECD4380P), (25) GREENHIGH ABASAN PRIVATE LIMITED (PAN: AAECG9455G), (26) GREENHIGH TRADING PRIVATE LIMITED (PAN: AAECG9474D), (27) MISTVALLEY TRADECOM PRIVATE LIMITED (PAN: AAICM2448R), (28) SAMREEK TRADECOM PRIVATE LIMITED (PAN: AASCS2128J), (29) SOMANSH CONCLAVE PRIVATE LIMITED (PAN: AASCS2129K), (30) ZEALOUS NIRMAN PRIVATE LIMITED (PAN: AAACZ6146M), (31) ADMIRABLE COMMERCIAL PRIVATE LIMITED (PAN: AALCA1060E), (32) AEROHEIGHT HOUSING PRIVATE LIMITED (PAN: AALCA0512H), (33) ALOKBARSHA TRADECOM PRIVATE LIMITED (PAN: AALCA0641D), (34) ARMoured CONSTRUCTION PRIVATE LIMITED (PAN: AALCA0513G), (35) CITISPACE TRADERS PRIVATE LIMITED (PAN: AAFCC0514R), (36) DEVOTION REALCON PRIVATE LIMITED (PAN: AAECD4379G), (37) MOONTREE SUPPLIERS PRIVATE LIMITED (PAN: AAICM2798N), (38) SANCTITY RESIDENCY PRIVATE LIMITED (PAN: AASCS2113F), (39) AGORISE INFRASTRUCTURE PRIVATE LIMITED (PAN: AALCA0514B), (40) ARCAVA NIRMAN PRIVATE LIMITED (PAN: AALCA0562H), (41) PARDARSHI MARKETING PRIVATE LIMITED (PAN: AAGCP8604G), (42) EVERSHIP NIRMAN PRIVATE LIMITED (PAN: AADCE2165J), (43) SIDDHIBHUMI NIRMAN PRIVATE LIMITED (PAN: AASCS2330J), (44) RAVIJYOTI MERCHANTS PRIVATE LIMITED (PAN: AAGCR1253H), (45) SONAR TARI HOUSING PRIVATE LIMITED (PAN: AASCS2329D), (46) SWAPNADEEP PROJECTS PRIVATE LIMITED (PAN: AASCS3529F), all are incorporated under Companies Act, 1956, all have registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, all are represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, MahamayaMandir Road,

Mahamayatala, Post Office - Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700 084, District – South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL(PAN: AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, MahamayaMandir Road, Mahamayatala, Post Office – Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700084, District – South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on 03.11.2020 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 1608-2020, Pages from 112778 to 112885, Being No. 160803751 for the year 2020, **(47) M/S. P R CONSTRUCTIONS (PAN - AAWFP9638H)**, a partnership firm having its registered office at 26, MahamayaMandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District – South-24 Parganas, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, MahamayaMandir Road, Mahamayatala, Post Office - Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700 084, District – South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL(PAN: AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, MahamayaMandir Road, Mahamayatala, Post Office – Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700084, District – South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on 03.11.2020 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 1608-2020, Pages from 112742 to 112777, Being No. 3750 for the year 2020, **(48) M/S. MOZ EXPORTS PVT. LTD. (PAN AADCM2705Q)**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), South 24 Parganas, Kolkata - 700103, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700 084, District – South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL(PAN: AHAPA8484B) (AADHAAR NO. (AADHAAR NO. 272383048531))**, son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, MahamayaMandir Road, Mahamayatala, Post Office – Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700084, District – South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on 09.11.2020 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 1608-2020, Pages from 112307 to 002339, Being No. 160803736 for the year 2020, **AND (49) B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN AACCB6082A)**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station – ShakespearSarani, Kolkata - 700071, District – South-24 Parganas, West Bengal, India, duly represented by its attorney **M/S. RAJWADA REALTECH (PAN - ABBFR3670H)**, a registered Partnership Firm, having its registered office at 26, MahamayaMandir Road,

Mahamayatala, Post Office - Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700 084, District – South-24 Parganas, duly represented by one of the authorized partner **MR. BIKASH AGARWAL(PAN: AHAPA8484B) (AADHAAR NO. 2723 8304 8531)**, son of Late Rajendra Kumar Agarwal, by occupation-Business, by Religion - Hindu, by Nationality- Indian, residing at 26, MahamayaMandir Road, Mahamayatala, Post Office – Garia, Police Station – Narendrapur (formerly Sonarpur), Kolkata - 700084, District – South-24 Parganas, by virtue of a Development Power of Attorney which was duly registered on 09.11.2020 before the office of the A.D.S.R. at Sonarpur and recorded in its Book No. I, Volume No. 1608-2020, Pages from 112271 to 112306, Being No. 160803734 for the year 2020 hereinafter collectively called and referred to as the “**OWNERS/VENDORS**” (which term and expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include their respective heirs, executors, successors-in-office, legal representatives, administrators and assigns) of the **FIRST PART**.

A N D

_____ (**PAN-**_____) & (**AADHAR NO -**_____) daughter of Mr. _____, by faith-_____, by occupation _____, residing at _____, hereinafter called and referred to as the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs executors, administrators, legal representatives and assigns) of the **SECOND PART**.

A N D

M/S. RAJWADA REALTECH (PAN - ABBFR3670H), a registered Partnership Firm, having its registered office at 26, MahamayaMandir Road, Mahamayatala, Post Office - Garia, Police Station -Narendrapur (formerly Sonarpur), Kolkata - 700084, District -South-24 Parganas, West Bengal, duly represented by its Partners namely, **(1) PARVEEN AGARWAL(PAN - AGPPA1802M) (AADHAAR NO. 683800972303)**, and **(2) BIKASH AGARWAL (PAN - AHAPA8484B) (AADHAAR NO. 272383048531)**, both sons of Late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, both residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South 24-Parganas, West Bengal, the Partners No. 1 namely ParveenAgarwal, duly represented by his lawful Constituted Attorney Sri BikashAgarwal, the partner No. 2 herein, appointed nominated and constituted by virtue of a General Power of Attorney registered on 22nd July, 2020 in the office of the Additional District Sub-Registrar at Garia in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 336 for the year 2020, hereinafter referred to as the “**Promoter/Developer**”(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-interests and assigns) of the **THIRD PART**.

WHEREAS the **Owner No. 1 to 46** herein became the absolute joint owners **of ALL THAT** the piece or parcel of land measuring more or less **73.804 Decimal** equivalent to **2 Bigha 4 Cottah 10 Chittack 23 Sq. Ft.** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 1071, 1068, 1067, 1066 and 1073 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 706, 703, 702, 701 and 708, under R.S. Khatian Nos. 422/1, 126, 842, 330, 336, 760 and 1261, by dint of several Deed of Conveyances morefully described herein below:

Srl. No.	Deed No. & Year	Mouza	R.S. Dag	R.S. Khatian	L.R. Dag	Land Area in deci
1	13610/2012	Ukhila Paikpara	2666	422/1	2551	7.36
2	13613/2012		2665	126	2550	8.28
3	13509/2012		2664	842	2549	5.47
4	13611/2012		2667	330	2552	5.06
5	13612/2012					5.06
6	13509/2012		1071	1261	706	0.34
			1068	1261	703	0.834
7	14037/2012		1067	336	702	2.76
			1066	422/1	701	4.6
8	14033/2012		1073	760	708	9.26
9	14034/2012					8.26
10	14035/2012	8.26				
11	14036/2012	8.26				
TOTAL						73.804

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the **Owner No. 1 to 46** herein being the absolute joint owners of the aforesaid land measuring **73.804**

Decimal have mutated their names in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269 and 2278.

AND WHEREAS Owner No. 47 herein became the absolute owner of **ALL THAT** the piece or parcel of land measuring more or less **105.98 Decimal** equivalent to **3 Bigha 4 Cottah 2 Chittack 3 Sq. Ft.** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1068 and 1071 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552, 2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 703 and 706, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760 and 1261, under L.R. Khatian Nos. 2246, 2254, 2256 and 2285, by dint of several Deed of Conveyances morefully described herein below:

Sl No.	Deed No.	Mouza	R.S. Dag	R.S Khatian No.	L.R. DAG	L.R. KH	Area
1	3367/2019	Ukhila Paikpara	2666	422/1	2551		0.64
2	3367/2019		2665	126	2550		0.72
3	3367/2019		2664	842	2549		0.48
4	3367/2019		2667	330	2552		0.88
5	3275/2019		2671	215	2557	2705	9
6	3273/2019		2671/2916	215	2556	2705	6
7	3364/2019		2668	295	2553	2705	5.5
	3274/2019						7
	3276/2019						8.5
8	3267/2019		2669	295	2554	2705	4.5
	3366/2019						1.65
9	3363/2019		1065	126	700	2705	9

	3365/2019						9
10	3268/2019		1069	348	704	2705	9
11	3367/2019		1067	336	702	2705	0.24
12	3367/2019		1066	422/1	701	2705	0.4
13	3269/2019		1074	383	709	2705	8
	3272/2019						7
	3270/2019						7
	3271/2019						8.5
14	3367/2019		1073	760	708	2705	2.96
15	3367/2019		1068	1261	703		0.004
16	3367/2019		1071	1261	706	2705	0.01
TOTAL					105.984		

within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the **Owner No. 47** herein being the absolute owner of the aforesaid land measuring **105.98 Decimal** has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being **L.R. Khatian No. 2705**, and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the **Owner No. 48** herein became the absolute owner of **ALL THAT** the piece or parcel of land measuring more or less **51.377 DECIMAL equivalent** to **1 Bigha 11 Cottah 1 Chittack 13 Sq. Ft.** comprised in Mouza – **Ukhilapaikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2664, 1071, 1068 and 1074 Corresponding to L.R. Dag Nos. 2549, 706, 703 and 709, under R.S. Khatian Nos. 842, 1261 and 383 by dint of several Deed of Conveyances morefully described herein below:

Sl. No.	Deed No. & Year	Mouza	R.S. Dag	R.S. Khatian	L.R. Dag	Land Area in Decimal
1	42/2012	Ukhila Paikpara	2664	842	2549	6.3
2	6533/2012					1.2

3	13991/2011					1.55
4	8476/2012					1.7
5	1144/2013		1071	1261	706	1
6	8476/2012		1068	1261	703	9.127
7	3156/2012					10
8	3157/2012		1074	383	709	10
9	3160/2012					10.5
TOTAL						51.377

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the **Owner No. 48** herein being the absolute owner of the aforesaid land measuring **51.377 Decimal** has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian No. 2180 and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the **Owner No. 49** herein became the absolute owner **of ALL THAT** the piece or parcel of land measuring more or less **208.12 Decimal** equivalent to 126 Cottah out of which land measuring **187.12 decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1050, 1051, 1053, 1054, 1070, 1072, 1076, 1077 and 1078 Corresponding to L.R. Dag Nos. 2555, 685, 686, 688, 689, 705, 707, 711, 712 and 713, under R.S. Khatian Nos. 52, 348, 317, 530, 295, 58 and 116/439 and land measuring **21 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/439, by dint of several Deed of Conveyances morefully described herein below:

SL NO .	Deed No. & Year	Mouza	R.S.Da g	R.S. Khatia n	L.R. Dag	Land Area
1	205/2011	Ukhila Paikpara	2670	52	2555	25 Deci.
2	206/2011		2670	52	2555	26 Deci
3	13991/2011		1050	530	685	1 Deci
			1051	530	686	2 Deci
			1072	317	707	7 Deci.
4	9311/2011		1050	530	685	1 Deci
			1051	530	686	2 Deci
			1072	317	707	7 Deci

5	13990/2011		1051	530	686	2 Deci
			1072	317	707	7 Deci
6	9308/2011		1051	530	686	2 Deci
			1072	317	707	7 Deci
7	1685/2011	Ukhila Paikpara	1053	348	688	21.56 Deci
8	1691/2011		1054	348	689	17.56 Deci
9	4227/2016		1070	348	705	7 Deci
10	10134/2011		1076	295	711	9 Deci
11	10133/2011		1077	348	712	8 Deci
12	10136/2011		1077	348	712	7 Deci
13	10130/2011		1078	58	713	10 Deci
14	10132/2011		1078	58	713	8 Deci
15	10135/2011		1078	58	713	10 Deci
16	10131/2011	Jagannathpur	268	116/43 9	287	21 Deci
TOTAL						208.12 Decima 1

within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, absolutely and forever.

AND WHEREAS the **Owner No. 49** herein being the absolute owner of the aforesaid land measuring 208.12 Decimal has mutated its name in the records of the B.L. & L.R.O. and also finally published thereof, being L.R. Khatian Nos. 2147, 2465, 2179, 2705, 2770, 2771 and 1733 and also have been possessing the aforesaid land by paying Government Rent thereon without any claim, disputes and disturbances from anyone.

AND WHEREAS the **P.R. Construction (Owner No. 47)**, herein also purchased **ALL THAT** the undivided land measuring **6.2 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053 and 1054 Corresponding to L.R. Dag Nos. 2555, 705, 707, 711, 712, 713, 685, 686, 688 and 689, under R.S. Khatian Nos. 52, 348, 317, 295, 58 and 530, under L.R. Khatian Nos. 2147, 2465, 2179,

1048, 2430, 1602, and land measuring **0.62 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, from one **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED (Owner No. 49)**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station – Shakespear Sarani, Kolkata - 700071, West Bengal, by dint of Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117893 to 117922, Deed No. 4476 for the year 2019 absolutely with a valuable consideration mentioned therein.

AND WHEREAS the **Owner No. 47** herein by dint of another Deed of Conveyance dated 06.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 117923 to 117946, Deed No. 4477 for the year 2019 had purchased **ALL THAT** the undivided land measuring **0.62 Decimal** be the same a little more or less comprised in Mouza-**Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana – Medanmalla, under R.S. Dag No. 1068 Corresponding to L.R. Dag No. 703, under R.S. Khatian No. 1261 under L.R. Khatian No. 2180, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24- Parganas, West Bengal, from one **M/S. MOZ EXPORTS PRIVATE LIMITED (Owner No. 48)**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station - Sonarpore, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the **Owner No. 47** herein being the absolute owner of the property supra sold conveyed and transferred **ALL THAT** the undivided land measuring more or less **1.58 Decimal** out of which land measuring more or less **1.51 Decimal** comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R.S. No. 147, Pargana– Medanmalla, under R.S. Dag Nos. 1050, 1051, 1053, 1054, 1065, 1066, 1067, 1069, 1070, 1072, 1073, 1076, 1077, 1078, 2665, 2666, 2667, 2668, 2669, 2670, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos. 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, and land measuring **0.07 decimal** be the same a little more

or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under R.S. Khatian No. 116/436, L.R. Khatian No. 1733, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24- Parganas, West Bengal, by dint of Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 134990 to 135020, Deed No. 4952 for the year 2019, to said **M/S. MOZ EXPORTS PRIVATE LIMITED (Owner No. 48)**, a private limited company under the Companies Act, 1956 having its registered office at Rathtala, Post Office - Narendrapur, Police Station-Sonarapur, South 24 Parganas, Kolkata - 700103, West Bengal, India, absolutely with a valuable consideration mentioned therein.

AND WHEREAS the **Owner No. 47** herein by dint of another Deed of Conveyance dated 29.08.2019 registered in the office A.D.S.R. Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 1608-2019, Pages 135021 to 135050, Deed No. 4953 for the year 2019, sold conveyed and transferred **ALL THAT** the undivided land measuring **420 Sq. Ft.** equivalent to **0.96 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, Pargana – Medanmalla, R.S. No. 147, under R.S. Dag Nos. 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671, 2671/2916 corresponding to L.R. Dag Nos. respectively 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557, 2556 under R.S. Khatian Nos. 126, 422/1, 336, 348, 760, 383, 842, 330, 295, 215, 49, within the limits of Rajpur-Sonarapur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal, to said **B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED (Owner No. 49)**, a private limited company under the Companies Act, 1956, having its registered office at 9/4, Middleton Row, Room No. 1B, Middleton Mannor, Post office - Middleton Row, Police Station – Shakespear Sarani, Kolkata - 700071, West Bengal, absolutely with a valuable consideration mentioned therein.

AND WHEREAS, M/S. P R CONSTRUCTIONS, The **owner No. 47** herein after aforesaid transactions became the absolute owners of the land measuring more or less **110.86 Decimal** equivalent to **3 Bigha 7 Cottah 1 Chittack 11 Sq. Ft.** be the same a little more less, out of which land measuring **110.31 Decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, Touzi No. 109, R. S. No. 147, Pargana – Medanmalla, under R.S. Dag Nos. 2666, 2665, 2664, 2667, 2671, 2671/2916, 2668, 2669, 1065, 1069, 1067, 1066, 1074, 1073, 1071, 2670, 1070, 1072, 1076, 1077, 1078, 1050, 1051, 1053, 1054 and 1068 Corresponding to L.R. Dag Nos. 2551, 2550, 2549, 2552,

2557, 2556, 2553, 2554, 700, 704, 702, 701, 709, 708, 706, 2555, 705, 707, 711, 712, 713, 685, 686, 688, 689 and 703, under R.S. Khatian Nos. 422/1, 126, 842, 330, 215, 295, 348, 336, 383, 760, 52, 58, 317, 530 AND 1261 split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL
1	2666	422/1	2551	0.5
2	2665	126	2550	0.58
3	2664	842	2549	0.41
4	2667	330	2552	0.74
5	2671	215	2557	8.86
6	2671/2916	49	2556	5.86
7	2668	295	2553	20.86
8	2669	295	2554	6.01
9	1071	1261	706	0.01
10	1065	126	700	17.86
11	1069	348	704	8.86
12	1068	1261	703	0.624
13	1067	336	702	0.10
14	1066	422/1	701	0.27
15	1074	383	709	30.43
16	1073	760	708	2.82
17	2670	52	2555	2.75
18	1070	348	705	
19	1072	317	707	
20	1076	295	711	
21	1077	295	712	
22	1078	58	713	2.75
23	1050	530	685	
24	1051	530	686	
25	1053	348	688	
26	1054	348	689	
TOTAL				110.31

under L.R. Khatian Nos. 2705, 2147, 2465, 2179, 2705, 2770, 2771, 2180, 2285, 2246, 2254 and 2256, and Shali land measuring **0.55 Decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No.

287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24- Parganas, West Bengal.

AND WHEREAS, M/S. MOZ EXPORTS PVT. LTD, the Owner No. 48 herein after aforesaid transactions became the absolute owner of **ALL THAT** the piece or parcel of undivided land measuring more or less **52.757 Decimal** equivalent to more or less **1 Bigha 11 Cottaha 10 Chittack 30 Sq. Ft.** out of which land measuring **52.268 decimal** be the same a little more or less comprised in Mouza – **Ukhila Paikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2664,1050, 1051, 1053, 1054, 1065, 1066, 1073, 1076, 1077, 1078, 2665, 2666, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2549, 706, 703, 709, 685, 686, 688, 689, 700, 701, 702, 704, 705, 707, 708, 711, 712, 713, 2550, 2551, 2552, 2553, 2554, 2555, 2557 and 2556, under R.S. Khatian Nos.1261, 842, 383, 530, 531, 348, 126, 422/1, 336, 317, 760, 295, 58, 330, 52, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL
1	2664	842	2549	9.05
2	1071	1261	706	2.7
3	1068	1261	703	8.507
4	1074	383	709	30.5
5	1050	530	685	0.069
6	1051	530	686	0.069
7	1053	348	688	0.069
8	1054	348	689	0.069
9	1065	126	700	0.069
10	1066	422/1	701	0.069
11	1067	336	702	0.069
12	1069	348	704	0.069
13	1070	348	705	0.069
14	1072	317	707	0.069
15	1073	760	708	0.069
16	1076	295	711	0.069
17	1077	295	712	0.069
18	1078	58	713	0.069
19	2665	126	2550	0.069

20	2666	422/1	2551	0.068
21	2667	330	2552	0.068
22	2668	295	2553	0.068
23	2669	295	2554	0.068
24	2670	52	2555	0.068
25	2671	215	2557	0.068
26	2671/2916	49	2556	0.068
TOTAL				52.268

under L.R. Khatian Nos. 2180, 2705, 2147, 2465, 2179, 2705, 2770, 2771, 2285, 2246, 2254 and 2256, and Shali land measuring **0.069 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur**, J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 268 Corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24- Parganas, West Bengal.

AND WHEREAS B. K. CONSORTIUM ENGINEERS PRIVATE LIMITED, the **owner no.49** herein, after aforesaid transaction became the absolute owners of the land measuring more or less **202.28 Decimal** equivalent to more or less 6 Bigha 2 Cottaha 6 Chittack 18 Sq. Ft. out of which land measuring **181.9 decimal** be the same a little more or less comprised in Mouza – **UkhilaPaikpara**, J.L. No. 56, R.S. No. 147, Touzi No. 109, Pargana – Medanmalla, under R.S. Dag Nos. 2670, 1070, 1072, 1053, 1054, 1051, 1050, 1076, 1078, 1077, 1065, 1066, 1067, 1069, 1073, 1074, 2664, 2665, 2666, 2667, 2668, 2669, 2671 and 2671/2916 Corresponding to L.R. Dag Nos. 2555, 705, 707, 688, 689, 686, 685, 711, 713, 712, 700, 701, 702, 704, 708, 709, 2549, 2550, 2551, 2552, 2553, 2554, 2557 and 2556, under R.S. Khatian Nos. 52, 348, 317, 348, 530, 295, 58, 126, 422/1, 336, 760, 383, 842, 1261, 330, 215 and 49, split up of the aforesaid lands are hereunder:

SRL	R.S. DAG NO.	R.S. KHATIAN NO	L.R. DAG NO.	AREA IN DECIMAL
1	2670	52	2555	50.38
2	1070	348	705	6.38
3	1072	317	707	27.38
4	1053	348	688	20.94
5	1054	348	689	16.94
6	1051	530	686	7.38
7	1050	530	685	1.38
8	1076	295	711	8.38

9	1078	58	713	27.38
10	1077	295	712	14.38
11	1065	126	700	0.96 Decimal
12	1066	422/1	701	
13	1067	336	702	
14	1069	348	704	
15	1073	760	708	
16	1074	383	709	
17	2664	842	2549	
18	2665	126	2550	
19	2666	422/1	2551	
20	2667	330	2552	
21	2668	295	2553	
22	2669	295	2554	
23	2671	215	2557	
24	2671/2916	49	2556	
TOTAL				181.9

under L.R. Khatian Nos. 2147, 2465, 2179, 2705, 2770, 2771, 2705, 2285, 2246, 2254 and 2256, and Shali land measuring **20.38 decimal** be the same a little more or less comprised in Mouza – **Jagannathpur** J.L. No. 51, Touzi No. 271, R.S. No. 44, Pargana – Medanmalla, under R.S. Dag No. 287 Corresponding to L.R. Dag No. 268, under L.R. Khatian No. 1733, within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, District - South 24-Parganas, West Bengal.

AND WHEREAS the owners herein thus became the absolute joint owners of **ALL THAT** the piece and parcel of land measuring more or less “**13 (Thirteen) Bigha 06 (Six) Cottah 07 (Seven) Chittack 35 (Thirty Five) sq. ft.** equivalent to **440 Decimal**,; by physical measurement “**439.27 Decimal equivalent to 13 (Thirteen) Bigha 5 (Five) Cottah 13 (Thirteen) Chittack 5 (Five) sq. ft.**” morefully described in **FIRST SCHEDULE**, be the same a little more or less out of which land measuring more or less **12 (Twelve) Bigha 13 (Thirteen) Cottah 15 (Fifteen) Chittack** equivalent to 419 Decimal comprised in Mouza – Ukhila Paik Para, J.L. No. 56, Pargana Medanmalla, Touzi No. 109, R.S. No. 147, and split up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R. DAG NO.	R.S. KHATIAN NO.	LAND AREA	NATURE
1	2666	2551	422/1	8	Bastu
2	2665	2550	126	9	Bastu

3	2664	2549	842	15	Bastu
4	2667	2552	330	11	Bastu
5	2671	2557	215	9	Bastu
6	2671/2916	2556	49	6	Bastu
7	2668	2553	295	21	Bastu
8	2670	2555	52	51	Bastu
9	2669	2554	295	7	Bastu
10	1071	706	1261	3	Bastu
11	1065	700	126	18	Bastu
12	1070	705	348	7	Bastu
13	1072	707	317	28	Bastu
14	1069	704	348	9	Bastu
15	1068	703	1261	10	Bastu
16	1067	702	336	3	Bastu
17	1066	701	422/1	5	Bastu
18	1053	688	348	21	Bastu
19	1054	689	348	18	Bastu
20	1051	686	530	8	Bastu
21	1050	685	530	2	Bastu
22	1074	709	383	61	Bastu
23	1076	711	295	9	Bastu
24	1078	713	58	28	Bastu
25	1077	712	295	15	Bastu
26	1073	708	760	37	Bastu
TOTAL				419 Decimal	

And land measuring more or less **12 (Twelve) Cottah 11 (Eleven) Chittack 9 (Nine) Sq. Ft.** equivalent to **21 Decimal** comprised in Mouza – Jaganathpur, J.L. No. 51, Touzi No. 271, R.S. No. 44, under R.S. Dag No. 268 corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, **Municipal Holding No. 282, Street -2-Ukhila**, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, totaling an area of land measuring more or less **440 (Four Hundred Forty) Decimal**, a bit more or less, as per assessment of land provided by Rajpur Sonarpur Municipality, hereinafter referred to as **“the Total land”, more fully described in the “FIRST SCHEDULE” hereunder.**

AND WHEREAS the Owner Nos. 1 to 46 herein entered into a Development Agreement on 03.11.2020 to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 112439 to 112555, Being No. 160803739 for the year 2020, and said Owners herein also executed and registered a Development Power of Attorney unto and in favour of the said **“M/S. RAJWADA REALTECH”**, the developer herein, and said Development Power of Attorney was duly registered on 03.11.2020 in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 112778 to 112885, Being No. 160803751 for the year 2020,

Owner No. 47 herein entered into a Development Agreement on 03.11.2020 to develop their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 112392 to 112438, Being No. 160803738 for the year 2020, and said Owners herein also executed and registered a Development Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Development Power of Attorney was duly registered on 03.11.2020 in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 112742 to 112777, Being No. 160803750 for the year 2020, **Owner No. 48** herein entered into a Development Agreement on 16.10.2020 to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 108989 to 109038, Being No. 160803659 for the year 2020, and said Owners herein also executed and registered a Development Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Development Power of Attorney was duly registered on 16.10.2020 in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-202, Page from 112307 to 112339, Being No. 160803735 for the year 2020, and **Owner No. 49** herein entered into a Development Agreement on 16.10.2020 to promote their Said Property with **M/S. RAJWADA REALTECH**, the Developer herein, which was registered before the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-2020, Page from 108989 to 109038, Being No. 160803659 for the year 2020, and said Owners herein also executed and registered a Development Power of Attorney unto and in favour of the said “**M/S. RAJWADA REALTECH**”, the developer herein, and said Development Power of Attorney was duly registered on 16.10.2020 in the office of the A.D.S.R. – Sonarpur, South-24 Parganas and recorded in its Book No. I, Volume No. 1608-202, Page from 112307 to 112339, Being No. 160803735 for the year 2020.

AND WHEREAS the owners herein being the absolute joint owners of **ALL THAT** the piece and parcel of land property owned as per deed total land measuring more or less “**13 (Thirteen) Bigha 06 (Six) Cottah 07 (Seven) Chittack 35 (Thirty Five) sq. ft.** equivalent to **440 Decimal**, by physical measurement “**439.27 Decimal equivalent to 13 (Thirteen) Bigha 5 (Five) Cottah 13 (Thirteen) Chittack 5 (Five) sq. ft.**” morefully described in **FIRST SCHEDULE** and out of which Developer is constructing the multi-storied building on the land admeasuring **412 Decimal equivalent to 12 (Twelve) Bigha 9 (Nine) Cottah 12 (Twelve) Chittack; physically 406.31Deci. equivalent to 12 (Twelve) Bigha 6 (six) Cottah 4 (Four) Chittack out of 419 Decimal of land, a bit more or less**, morefully described in **SECOND SCHEDULE**, comprised in Mouza- Ukhila Paikpara and Jaganathpur ,J.L No.56 & 51 Paragana Medanmalla, Touzi No. 109, R.S No.147, Within the limits of Rajpur- Sonarpur Municipality , Ward No. 27, District South 24 Paraganas , Police Station Narendrapur, Post office – Narendrapur, spilt up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R DAG NO.	R.S. KHATIAN	LAND AREA	NATURE
1	2664	2549	842	15	bastu
2	2671	2557	215	9	bastu
3	2671/2916	2556	49	6	bastu
4	2668	2553	295	21	bastu
5	2670	2555	52	51	bastu
6	2669	2554	295	7	bastu
7	1071	706	1261	3	bastu
8	1065	700	126	18	bastu
9	1070	705	348	7	bastu
10	1072	707	317	28	bastu
11	1069	704	348	9	bastu
12	1068	703	1261	10	bastu
13	1067	702	336	3	bastu
14	1066	701	422/1	5	bastu
15	1053	688	348	21	bastu
16	1054	689	348	18	bastu
17	1051	686	530	8	bastu
18	1050	685	530	2	bastu
19	1074	709	383	61	bastu
20	1076	711	295	9	bastu
21	1078	713	58	28	bastu
22	1077	712	295	15	bastu
23	1073	708	760	37	bastu
24	268(jp)	287	439	21	bastu
TOTAL				412	bastu

Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Municipal **Holding No. 282**, Street – 2-Ukhila, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, together with all easements rights and appurtenances thereto, which is more fully and particularly described in the **SECOND SCHEDULE (PART-I)** hereunder written, and hereinafter referred to as the “**SAID PROPERTY**”, and on 26.02.2020 the owners herein executed Boundary Declaration, registered in the office of A.D.S.R. Sonarpur, South 24 Parganas, recorded in Book No. I, Volume No. 1608-2023, Pages from 10442 to 10469, Deed No. 389 for the year 2023, and also mutated its name in the record of Rajpur-Sonarpur Municipality being Municipal **Holding No. 282** and have been possessing the same by paying Government Rent and Municipal Taxes thereon without any claim, disputes and disturbances from anyone whatsoever, and desire to promote their entire land and property but due to paucity of fund they had approached **RAJWADA REALTECH**, the Developer herein, in order to fulfill their desire of developing their Said Property more fully described in the **SECOND SCHEDULE (PART-I)**, hereunder written, and the Developer herein having accepted the proposal of the Owners, and agreed to enter into a Development Agreement for construction of several residential building and commercial space on the Said Property as per plan to be sanctioned by the Rajpur-Sonarpur

Municipality.

AND WHEREAS in pursuance of the aforesaid four Development Agreement and four Development Power said **RAJWADA REALTECH**, the Developer herein, has obtained a building plan of **G+12 for Block 10 – 12** comprised under “**RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12**” **Phase 1** of multistoried buildings having several towers or Blocks, consisting of several self-contained flats, car parking spaces vide **Sanction Plan No. SWS-OBPAS/2207/2025/0273/REN/1 dated 03.04.2025** duly sanctioned by the Rajpur-Sonarpur Municipality on the said Property.

AND WHEREAS in terms of the aforesaid four Development Agreements and four Development Powers the Developer have right/authority to enter into any agreement for sale of the flats/car parking, with the intending Purchaser from its allocation and receive advance/earnest money therefrom.

AND WHEREAS being so authorized as stated above the Developer has obtained **Sanction Plan No. SWS-OBPAS/2207/2025/0273/REN/1 dated 03.04.2025** of “**RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12**” for Block 10 – 12 comprised under “**RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12**”.

AND WHEREAS being so authorized as stated above the Developer has expressed to desire to sell a Flat out of the Developer’s allocation and coming to know of that and having a requirement of the self same flat in the like area, the Purchaser/s offered to purchase the same which the Developer has accepted and entered into an Agreement for sale with the purchaser/s herein on _____, on terms and conditions therein mentioned and same was registered in the office of the **A.D.S.R Sonarpur** recorded in its **Book No.** _____ **Volume No.** _____, **Pages from** _____ **to** _____, **Being No.** _____ for the year _____.

AND WHEREAS by virtue of the aforesaid agreement for sale dated _____, made between the **PURCHASER** herein and the Vendors/Owners herein and the Developer herein, the **PURCHASER** herein agreed to purchase one self-contained flat being **Flat No. “**_____” measuring about _____ **Sq.ft. being Carpet area** including Balcony and _____ **Sq.ft. being Carpet area** excluding Balcony (_____ **Sq.ft. being Super Built-up area**), including **all amenities and facilities** on the **North-West** side of the _____ **Floor** of the said **G+12** storied building in **Block –** _____, of the Housing Complex named and styled as “**RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12**”, being erected at the Said Property being Municipal

Holding no. **282**, Matribhavan Road, Mouza – Ukhila Paikpara and Jagnnathpur, Post Office – Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata-700103, District South 24 Parganas, together with undivided and indivisible proportionate share in the land underneath together with common rights, facilities and amenities and common service and expenses mentioned therein for and at a total price of **Rs. _____/- (RUPEES _____)** only, more fully and particularly described in the **Memorandum of Consideration**, hereunder written.

AND WHEREAS in terms of the agreement for sale dated _____, the Developer herein have completed the construction work of the said **“Flat and car Parking Space”** of the Said Building Project christened as **“RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12”**, more fully and particularly described in the **SECOND SCHEDULE (PART-II)** hereunder written together with undivided, indivisible proportionate share in the land describe in the **SECOND SCHEDULE (PART-I)**, hereto along with proportionate share in the common spaces, passages, paths, water and water courses, drainages, sewerages, stair case, landing, boundary wall and other open spaces, common path of the properties necessary and convenient to its ingress to and egress from, maintenance for common use, motor, pump, septic tank, water reservoir and tank, W.B.S.E.D.C.L. electricity connection etc. which has been mentioned more fully and particularly in the **Third Schedule** hereunder written with lawful aforesaid consideration subject to the PURCHASER undertaking to pay proportionally all the common charges, fees, duties, levies, taxes, rents, impositions, outgoings etc. which are required for the purpose of the said premises and also for the purposes of the said building along with other owners, occupiers of the building or flat/apartment holders thereto as more fully and particularly described in the **Fourth Schedule** hereunder written.

AND WHEREAS the **PURCHASER** having agreed to purchase the said flat stated above and having paid the entire consideration money to the Developer herein, now call upon them to execute and register a proper deed of conveyance thereby selling, conveying and transferring the said Flat thereto unto and in favor of the **PURCHASER** absolutely and forever, and the Developer doth hereby comply with the said requisition of the **PURCHASER**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement dated _____, and in consideration of the said sum of service and expenses mentioned therein for and at a total price of **Rs. _____/- (RUPEES _____)** only, truly paid by the **PURCHASER** to the **OWNERS/VENDORS** herein through the Developer/Confirming Party herein in the manner stated in the memo of consideration hereunder written, the receipt

whereof the Owners/Vendors and Developer hereby do and each of them doth hereby admits and acknowledges and received from the payment of the same and every part thereof forever acquit, release, exonerate and discharge the PURCHASER as well as the said flat along with the proportionate undivided indivisible and proportionate share and right, title and interest over the said land and premises with the facilities in common with other owner/owners or occupiers thereto. The Owners/Vendors and the Developer do hereby grant, sell, transfer, convey, assign and assure unto the **PURCHASER ALL THAT Flat No. "_____"** measuring about _____ **Sq.ft. being Carpet area** including Balcony and _____ **Sq.ft. being Carpet area** excluding Balcony (**_____ Sq.ft. being Super Built-up area**), **including all amenities and facilities** on the _____ side of the _____ **Floor** of the said **G+12** storied building in **Block - _____**, of the Housing Complex named and styled as **"RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12"**, being erected at the Said Property being Municipal Holding No. 225, N.S. Road, under Rajpur-Sonarapur Municipality, Post Office – Narendrapur, Police Station - Sonarpur, A.D.S.R., Sonarpur, Kolkata – 700103, District South 24 Parganas, within the jurisdiction of Rajpur-Sonarapur Municipality, Ward no. 27, which is more fully and particularly described in the **'SECOND SCHEDULE (PART-II)'** hereunder written and hereinafter referred to as the **"Flat and car Parking Space"** together with the undivided proportionate indivisible share in the land described in the **SECOND SCHEDULE (PART-I)** hereto together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other owners/occupiers having covenants conditions and stipulations etc. to enjoy and to have the right of user in common of all the roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Owners/Vendors into or upon the said land proportionately agreeing to pay proportionate expenses for maintenance of the said common portion and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands over the said Flat on the _____ **Floor** of the said building having right to use, occupy, own possess the said Flat as mentioned in **SECOND SCHEDULE (PART-II)** hereunder written exclusively, subject to the Purchaser paying and discharging taxes and impositions or outgoings for the same and common expenses as per imposed or levied for the said Flat and Car Parking Space and other outgoings so long separate assessment is not made for the **said "Flat and car Parking Space"** in the name of the **PURCHASER**.

The Vendors and the Developer do hereby covenant with the PURCHASER as follows:-

1. NOTWITHSTANDING anything hereinbefore done or suffered to the contrary, the Owners/Vendors have good and absolute right, title and authority to grant, convey, transfer, assign and assure all that the said flat and appurtenances mentioned in the **SECOND SCHEDULE (PART-II)** hereunder written along with common areas amenities and facilities provided thereat and described hereunder and all the rights, privileges

and appurtenances thereto belonging and hereby sold, conveyed and transferred unto the PURCHASER in the manner aforesaid and that the Owners/Vendors and the Developer/Confirming Party have not done or suffered knowingly from anything whereby the said flat may be encumbered, affected or impeached in respect of the estate, title or otherwise.

2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending and has not been offered as security or otherwise to any authority whatsoever or howsoever.
3. That the PURCHASER shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the said flat without any let or hindrance, interruption, claim, disturbances or demand from or by the owners/Vendors or Developer/confirming party or any person or persons claiming through or under or in trust for the owners/Vendors without any lawful eviction, let, hindrance, interruption or disturbances by any person or persons whatsoever.
4. All the taxes, land revenue and other impositions payable in respect of the said flat up to the date of handing over the possession of the same to the PURCHASER, shall be paid by the Owners/Vendors and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the Owners/Vendors to pay the same and if the same is paid by the PURCHASER then it will be recoverable from Owners/Vendors prior to the date of delivery of possession of the said Flat and Appurtenances unto and in favour of the PURCHASER and the PURCHASER shall pay the entire taxes and outgoings in respect of the said Flat and Appurtenances after the instant Deed of Conveyance is registered, possession given subject to the formation of the Association as mentioned here to when the PURCHASER shall pay the Government Rent and Municipal taxes and other outgoings exclusively for the said Flat and Appurtenances and shall pay for all the common portions proportionately to the said Association as would be so directed.
5. The Owners/Vendors shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the PURCHASER for better or further effectuating and assuring the conveyance hereby made or the title of the PURCHASER to the property hereby sold and conveyed or any mistake or deficiency to the extent of description or other particulars of the said property.
6. The PURCHASER, their heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey and assign the said Flat and Appurtenances.
7. The PURCHASER shall not cause any obstruction to the others in any manner in the entrance or exit or to user/s of any

common space in the premises, keep any dirt/rubbish/refuse etc. save and expect the place is reserved for the said purpose.

8. The PURCHASER shall not make any alterations and maintain the symmetry of the balcony and window grill design and colour approved by developer for project christened as "RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12".

9. The PURCHASER shall not make any alterations and maintain the entire exterior building design and colour approved by developer for project christened as "RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12".

10. If the Vendors/Developer in future purchase/develop adjacent to the said land and amalgamate the same for construction of another phases or blocks and for such construction the common entrance road as well as common facilities is to be used for free access to the new Phase/Block in that event the PURCHASER of the apartment shall have no right to claim or demand whatsoever and also shall not raise any objection for the same whatsoever and if the PURCHASER of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law and PURCHASER also execute NOC in affidavit as may be required by the competent authority of Rajpur-Sonarpur Municipality or any authority whatsoever, said land and amalgamate the same for construction of another phases or blocks then the PURCHASER shall not raise any objection with regard to the amalgamation and easementary rights attached thereto and for obtaining holding number and Sanction Plan for construction of another phases or blocks and if the PURCHASER of the apartment and anybody claiming through or under him, that shall be null and void and inoperative before all courts of law.

11. That the PURCHASER' share in the land shall always be undivided and will not give any specific exclusive right in the land of the common area and facilities as per West Bengal Apartment Ownership Act and the undivided share and interest of the demised land hereby agreed to be said will be held by the PURCHASER with heritable and transferable rights along with the Flat and Appurtenances and being constructed for them subject however to the terms and conditions to be incorporated in the Deed of Declaration as per aforesaid Act.

12. The PURCHASER of all the blocks of all the holdings shall enjoy all the common facilities and amenities in the premises such as Lift, Gymnasium, Children's Park, Games Room, Swimming pool, Community Hall and any other amenities which are intended for common use in the said Premises.

13. The PURCHASER shall also sign No Objection Certificate for amalgamation and easementary rights and shall also execute indenture of Easement, if required, for obtaining holding number and Sanction Plan for construction of another phases or blocks.

14. The PURCHASER shall pay the proportionate share of tax of the premises with other co-owners until or unless their names are separately assessed by the Rajpur-Sonarpur Municipality.

15. That if any error or omission is found in the instant Deed in future the Vendors at the costs and expenses of the PURCHASER shall execute and register a Deed of Declaration/Rectification if any, in favour of the PURCHASER their heirs/ executors/ administrators/ legal representatives and assigns.

16. That the PURCHASER shall bound to comply all the terms and conditions as mentioned in the aforesaid agreement for sale, duly executed between the parties herein.

17. That the PURCHASER shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any hotel business in the said flat which may cause sound pollution/air pollution, smoke etc. to the occupant of the other flats in the building.

18. The PURCHASER shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other flat owners inclusive of the Owners/Vendors (or previous land lord) herein.

19. That the PURCHASER shall pay the proportionate share of premium of the Insurance for the said building if any.

20. The vendors/developers shall provide completion certificate of the said plan duly sanctioned by the Rajpur-Sonarpur Municipality to the PURCHASER within 15 days after receiving the same from the competent authority.

21. That all the Blocks of the housing project christened as "RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12" and in future if any subsequent blocks phase wise are developed then they would become parts & parcels of the same project & are to be considered as phases of one project and all amenities and entry and exit points etc. are to be shared equally by all flat owners of all Blocks and Phases, and all the flat owners of the projects shall also bear the common expenses and maintenance charges proportionately.

22. The PURCHASER herein, hereby mutually agrees upon that Supplementary Agreements, entered into amicably by the Owners and the Developer as and when required in respect with any issue arises in future in pursuance with the development and transfer process, shall be signed by him as a Confirming Party.

23. Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the PURCHASER

on such express indemnification by the Owners/Vendors about the correctness of the owners/Vendors' title, which if found defective or untrue at any time, the owners/Vendor, shall forthwith, take all necessary steps to remove and/or rectify the same.

24. The PURCHASER shall be bound to pay all the charges as mentioned in the agreements for sale without any delay.

25. That the Developer/Confirming Party reserves the easementary right of accessing the premises of the project christened as “RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12” for various purposes that include maintenance and construction that is to be carried on at the same premises.

FIRST SCHEDULE ABOVE REFERRED TO
(TOTAL LAND)

ALL THAT the piece and parcel of Bastu land measuring more or less “**13 (Thirteen) Bigha 06 (Six) Cottah 07 (Seven) Chittack 35 (Thirty-Five) sq. ft.** equivalent to **440 Decimal**”; by physical measurement “**439.27 Decimal equivalent to 13 (Thirteen) Bigha 5 (Five) Cottah 13 (Thirteen) Chittack 5 (Five) sq. ft.**” be the same a little more or less out of which land measuring more or less “**12 (Twelve) Bigha 13 (Thirteen) Cottah 15 (Fifteen) Chittack** equivalent to **419 Decimal**”, be the same a little more or less, comprised in Mouza – Ukhila Paik Para, J.L. No. 56, Pargana - Medanmalla, Touzi No. 109, R.S. No. 147, and split up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R. DAG NO.	R.S. KHATIAN NO.	LAND AREA	NATURE
1	2666	2551	422/1	8	Bastu
2	2665	2550	126	9	Bastu
3	2664	2549	842	15	Bastu
4	2667	2552	330	11	Bastu
5	2671	2557	215	9	Bastu
6	2671/2916	2556	49	6	Bastu
7	2668	2553	295	21	Bastu
8	2670	2555	52	51	Bastu
9	2669	2554	295	7	Bastu
10	1071	706	1261	3	Bastu
11	1065	700	126	18	Bastu
12	1070	705	348	7	Bastu

13	1072	707	317	28	Bastu
14	1069	704	348	9	Bastu
15	1068	703	1261	10	Bastu
16	1067	702	336	3	Bastu
17	1066	701	422/1	5	Bastu
18	1053	688	348	21	Bastu
19	1054	689	348	18	Bastu
20	1051	686	530	8	Bastu
21	1050	685	530	2	Bastu
22	1074	709	383	61	Bastu
23	1076	711	295	9	Bastu
24	1078	713	58	28	Bastu
25	1077	712	295	15	Bastu
26	1073	708	760	37	Bastu
TOTAL				419 Decimal	

And land measuring more or less **12 (Twelve) Cottah 11 (Eleven) Chittack 9 (Nine) Sq. Ft.** equivalent to **21 Decimal** comprised in Mouza – Jaganathpur, J.L. No. 51, Touzi No. 271, R.S. No. 44, under R.S. Dag No. 268 corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Municipal **Holding No. 282**, Street – 2-Ukhila, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal. The butted and bounded in the manner following that is to say:-

ON THE NORTH: by land in R. S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 262;

ON THE EAST : by land in R. S. Dag Nos. 267, 269(P), 1079, 2663, 2672 and 2675;

ON THE SOUTH: by land in R. S. Dag Nos. 269(P), 1080(P) and 30' ft. wide municipal Road;

ON THE WEST: by land in R. S. Dag Nos. 1053(P), 1062, 2027 and 2028.

SECOND SCHEDULE (PART – I) ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT the piece and parcel of land property owned as per deed admeasuring **412 Decimal equivalent to 12 (Twelve) Bigha 9 (Nine) Cottah 12 (Twelve) Chittack; physically 406.31 Deci. equivalent to 12 (Twelve) Bigha 6 (six) Cottah 4 (Four) Chittack, be the same a little more or less out of which land measuring more or less “11 (Eleven) Bigha 17 (Seventeen) Cottah equivalent**

to **391 Decimal**", be the same a little more or less, comprised in Mouza – Ukhila Paik Para, J.L. No. 56, Pargana - Medanmalla, Touzi No. 109, R.S. No. 147, comprised in Mouza- Ukhila Paikpara and split up of land area in details are given herein below:

SRL NO.	R.S. DAG NO.	L.R DAG NO.	R.S. KHATIAN	LAND AREA	NATURE
1	2664	2549	842	15	bastu
2	2671	2557	215	9	bastu
3	2671/2916	2556	49	6	bastu
4	2668	2553	295	21	bastu
5	2670	2555	52	51	bastu
6	2669	2554	295	7	bastu
7	1071	706	1261	3	bastu
8	1065	700	126	18	bastu
9	1070	705	348	7	bastu
10	1072	707	317	28	bastu
11	1069	704	348	9	bastu
12	1068	703	1261	10	bastu
13	1067	702	336	3	bastu
14	1066	701	422/1	5	bastu
15	1053	688	348	21	bastu
16	1054	689	348	18	bastu
17	1051	686	530	8	bastu
18	1050	685	530	2	bastu
19	1074	709	383	61	bastu
20	1076	711	295	9	bastu
21	1078	713	58	28	bastu
22	1077	712	295	15	bastu
23	1073	708	760	37	bastu
24	268(jp)	287	439	21	bastu
TOTAL				412	bastu

And land measuring more or less **12 (Twelve) Cottah 11 (Eleven) Chittack 9 (Nine) Sq. Ft.** equivalent to **21 Decimal** comprised in Mouza – Jaganathpur, J.L. No. 51, Touzi No. 271, R.S. No. 44, under R.S. Dag No. 268 corresponding to L.R. Dag No. 287, under L.R. Khatian No. 1733, Within the limits of Rajpur-Sonarpur Municipality, Ward No. 27, Municipal **Holding No. 282**, Street – 2- Ukhila, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, appertaining to L.R. Khatian Nos. 2247, 2710, 2276, 2589, 2296, 2251, 2706, 2281, 2718, 2300, 2260, 2708, 2255, 2716, 2264, 2262, 2712, 2282, 2266, 2709, 2294, 2268, 2288, 2261, 2711, 2284, 2273, 2714, 2267, 2252, 2721, 2257, 2263, 2283, 2719, 2279, 2259, 2717, 2287, 2286, 2277, 2280, 2715, 2295, 2258, 2248, 2289, 2275, 2265, 2274, 2250, 2249, 2713, 2299, 2245, 2270, 2253, 2707, 2271, 2720, 2269, 2278, 2705, 2147, 2465, 2179, 2770, 2771, 2180, 2285, 2246, 2254, 2256, 1733, 2180, 2465, and 2256, comprised in Mouza- Ukhila Paikpara and Jaganathpur ,J.L No.56 & 51 Paragana Medanmalla, Touzi No. 109, R.S No.147, Within the limits of Rajpur-

Sonarpur Municipality , Ward No. 27, District South 24 Paraganas , Police Station Narendrapur, Post office – Narendrapur,, Within the limits of Rajpur- Sonarpur Municipality, Ward No. 27, being Municipal **Holding No. 282**, Ukhilapaik para Road, A.D.S.R. office at Sonarpur, District South 24-Parganas, Police Station – Narendrapur (formerly Sonarpur), Post Office – Narendrapur, Kolkata – 700103, District – South 24 Parganas, West Bengal, together with all easements rights and appurtenances thereto, butted and bounded in the manner following that is to say:-

ON THE NORTH: by land in R. S. Dag Nos. 1055, 1052, 1049, 1048, 1075 and 262 and 263;

ON THE EAST : by land in R. S. Dag Nos. 267, 269(P), 1079, 2663, 2672 and 2675(P);

ON THE SOUTH: by land in R. S. Dag Nos. 269(P), 1079, 1080(P), 2672, 2674, 2667(P) and 30' ft. wide municipal Road;

ON THE WEST: by land in R. S. Dag Nos. 1053(P), 1054(P), 1062, 2627, 2628, 2634, 2665 and 2267.

The name of the said building project above is known, called and named as **“RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12”**

SECOND SCHEDULE (PART – II) ABOVE REFERRED TO
(“Description of the Said “Flat and car Parking Space”

ALL THAT Flat No. “_____” measuring about _____ Sq.ft. being **Carpent area** including Balcony and _____ Sq.ft. being **Carpent area** excluding Balcony (_____ Sq.ft. being **Super Built-up area**), on the _____ side of the _____ **Floor** of the said **G+12** storied building consisting of 3 Bed rooms, 1 Living/Dining, 2 Toilets, 1 Kitchen and 1 Veranda in **Block – _____**, of the Housing Complex named and styled as **“RAJWADA GLOBAL CITY, PHASE-1, BLOCK-10, 11 AND 12”, more fully delineated in the map or plan annexed hereto hatched in colour RED**, together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical installation mentioned in the **Fourth Schedule** hereunder written and the Flat is being erected as per aforesaid **Building Sanction Plan No. SWS-OBPAS/2207/2025/0273/REN/1 dated 03.04.2025** sanctioned by the Rajpur-Sonarapur Municipality, Holding No. 282, Street – 2-Ukhila, Assessment No. **1104302448569**, Ward No. 27, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700 103, Matri Bhaban Road, District - South 24-Parganas, West Bengal.

THIRD SCHEDULE ABOVE REFERRED TO
(COMMON RIGHTS AND SERVICES)

1. All left open land pathway, drive way etc.

2. The space within the building comprised of the entrance, stair-case, stair-head room, landing lobbies roof.
3. The foundation columns, girders, beams, supports, main wall, the main gate and passage leading to the building and stair-case.
4. Installation for common services such as drainage system, water supply arrangement and electric connection and other amenities, if any to the said premises.
5. Semi-underground and overhead water reservoirs, septic tank, pump, motor, pipes and all the other installation.
6. Common sewerage lines.
7. All other facilities and amenities in the premises which are intended for common use including entrance at the Ground floor.
8. Water pump with motor and water distribution pipes (save those inside the flat).
9. Electrical wiring, fittings and other accessories for lighting the staircase and other common areas/parts.
10. Water sewerages, evacuation pipes from the flats and sewers common to the building.
11. Main gate and boundary walls to the premises of the building.
12. Roof of the building.
13. Lift, Gymnasium, Community Hall, Children's Park, Games Room, Power backup, Swimming pool, and CCTV in common areas.

FOURTH SCHEDULE ABOVE REFERRED TO
(Common expenses)

1. MAINTENANCE: All expenses for cleaning sweeping maintaining white washing, painting, repairing, renovating and replacing the including sanitary and plumbing.

2. OPERATION: All expenses for running and operating all machineries equipment's and installation in common parts, water pump with motor and lighting the common areas generator if any include the costs of repairing renovating and replacing the same.

3. INSURANCE: Insurance premium against fire, riot, stick, malicious damage, earthquake etc. risks covering the said flat and the said building.

4. MUNICIPAL LAND REVENUE AND OTHER TAXES: Municipal Land Revenue and other taxes and outgoing that may be from time to time levied against the land and/or building including water and water charges.

5. STAFF: The Salaries or all other expenses for the staff employee or to be employed for common purpose including their bonus. If any and other emoluments benefits.

6. FLAT OWNERS' ASSOCIATION: Establishment and all other expenses of the Association including its formation establishment and miscellaneous expenses of the building or any agency of them looking after common purpose until handing over the same to the Association upon

completion of sale and registration at all the flats in the said building to the respective PURCHASER and others.

7. RESERVE: Creation of funds for replacement, renovation and/or periodic expenses.

8. OTHER: All other expenses and/or outgoing including litigation expenses as may be incurred by the builder and/or the Association for common purpose.

IN WITNESS WHEREOF ALL THE PARTIES have hereto signed this

DEED OF CONVEYANCE this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the above-named parties in
presence of the following

WITNESSES

1.

2.

SIGNATURE OF THE OWNERS/VENDORS

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE DEVELOPER

Drafted by :-

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.** _____/- **(RUPEES _____)** **only** towards the full and final consideration price of the within mentioned **flat no.** _____ situated at _____ **Floor** on the _____ side in **Block-**_____ at Holding No. 282, Matri Bhavan Road, Kolkata – 700103 together with undivided proportionate share or interest in the land underneath as per memo below: -

DATE	CHQ. NO./ OTHER MODE OF PAYMENT	BANK	FLAT AMOUNT	GST	AMOUNT
TOTAL IN RUPEE					

Rs. _____/- **(RUPEES _____)** **only.**

SIGNED, SEALED & DELIVERED
in presence of the following
WITNESSES :
1.

2.

SIGNATURE OF THE DEVELOPER