

DEED OF SALE

ALL THAT piece and parcel of land measuring about **13.27** Decimal in R.S. Khatian No- **252 & 510**, L.R. Khatian No- **10259**, R.S. Plot No- **601 & 602/1620**, L.R. Plot No- **5304**, Measuring Area- **0.50** Decimal, L.R. Plot No- **5305**, Measuring Area- **10** Decimal & L.R. Plot No- **5306**, Measuring Area- **2.77** Decimal all three L.R. Plot under two R.S. Plot are Comprised within Mouza- **Inda**, J.L. No- **232** in the District of **Paschim Medinipur**, P.O.- **Inda**, P.S.- **Kharagpur (Town)**, A.D.S.R.O.- **Kharagpur**, Municipality Office- **Kharagpur**, Ward No- **01**, Proportionate inseparable land, Homestead land, Rayat Sthitiban, being **Flat No- A-3, Second Floor**, Super Built Up Area Measuring- **790** sq. ft., Comprising of Covered Area of flat Measuring- **632** sq. ft., Carpet Area Measuring- **600** sq. ft., alongwith Common Area Measuring: **158** sq. ft. and togetherwith cemented flooring one Two Wheeler Parking Place in the Ground Floor measuring of an Area- **18** sq. ft., Total valued at Rs. _____/- (_____) only.

THIS DEED OF SALE is made on this **9th** day of **September, 2024** A.D.

BETWEEN

Mr. SHAMIK CHAKRABORTY, son of **Late Satindra Kumar Chakraborty**, by religion- **Hindu**, by nationality- **Indian**, by profession- **Business**, resident of **Tanushri Apartment, Block- AB, 2F, O.T. Road, Inda**, P.O.- **Inda**, P.S.- **Kharagpur (Town)**, Dist- **Paschim Medinipur**, Pin- **721305**, PAN- **ACDPC5434D** ---- hereinafter called the **DEVELOPER** (which expression or term unless

SHAMIK CHAKRABORTY

Proprietor

excluded by or repugnant to the subject or context be deemed to mean and include his executors, legal representatives, successors in interest and assignees) **OF THE FIRST PART** and the **Developer** entered into Development Agreement with the Owner by an **Development Agreement for Joint Venture** being No- **101001928**, Dated : **03.03.2023** registered at A.D.S.R. Kharagpur being recorded in Book No- **I**, Volume No- **1010-2023**, Pages from **37527** to **37579** in the Year of **2023** and lawful, constituent Development Power of Attorney, being No- **101002220**, Dated :

15.03.2023 registered at A.D.S.R. Kharagpur being recorded in Book No- **I**, Volume No : **1010-2023**, Pages from **41956** to **41976** for the year of **2023** for **Mrs. ANJANA CHAKRABORTY**, wife of **Late Tapas Kumar Chakraborty**, by faith- **Hindu**, by Nationality-**Indian**, by Occupation-**Business**, a resident of **Saratpally, Jafala Road**, P.O.-**Inda**, P.S.-**Kharagpur(Town)**, Dist- **Paschim-Medinipur**, Pin No- **721305**, PAN- **BTWPC8754P**— hereinafter called the **VENDOR/SELLER** (which expression or term unless excluded by or repugnant to the subject or context be deemed to mean and include her executors, legal representatives, successors in interest and assignees) **OF THE SECOND PART.**

AND

_____, son of _____, by profession _____, by religion-_____, by nationality-_____, resident of _____, P.O.-_____, P.S.-_____, Dist-_____, State-_____, Pin-_____, PAN- _____ (which expression or term unless excluded by or repugnant to the subject or context be deemed to mean and include his hires, executors, successors in interest and assignees) **OF THE THIRD PART.**

WHEREAS the land measuring **08** Decimal in R.S. Plot No- **601** within Mouza- **Inda**, J.L. No- **232** under P.S.- **Kharagpur (Town)**, Dist- **Paschim Medinipur** was the purchased property of **Smt. Gita Chakraborty** through registered deed of sale being No- **1843**, dated- **19.05.1972** registered at A.D.S.R. Office Kharagpur from **Sumitra Devi Khatik** and by virtue of that purchase deed said **Smt. Gita Chakraborty** became the absolute owner of the said 08 Decimal of property and while she was in possession over the said 08 Decimal of property alongwith other properties, she transferred total 33.50 Decimal of property to **Tapas Kumar Chakraborty** through registered deed of Gift, vide deed No- **2681**, execution on dated- **26.08.1998** and registered on Dated- **21.06.1999** registered at A.D.S.R. Office Kharagpur and by virtue of that Gift Deed said **Tapas Kumar Chakraborty** became the absolute owner of 08 Decimal property in R.S. Plot No- 601 and while he was in possession over the said 08 Decimal of property, he died intestate leaving behind his widowed wife **Mrs. Anjana Chakraborty** (the land owner) and one son and two daughter namely **Sri Anirban Chakraborty, Soma Chakraborty and Smt. Sraboni Banerjee (Chakraborty)** as his sole body of legal heirs and successors as per Hindu Succession Act. and thereby they inherited said 08 Decimla property in equal share left by their deceased husband / father **Late Tapas Kumar Chakraborty** and said **Sri Anirban Chakraborty, Soma Chakraborty and Smt. Sraboni Banerjee (Chakraborty)** while was in possession over the said 08 Decimal of property, they jointly transferred their 3/4th share, i.e. 06 Decimal of property to their mother **Mrs. Anjana Chakraborty** (the land owner) through registered deed of Gift, vide Deed No- **7669**, dated- **31.10.2018** registered at A.D.S.R. Office Kharagpur and by virtue of that Gift Deed and inheritance **Mrs. Anjana Chakraborty** (the land owner) *became the absolute owner of 08 Decimal and*

subsequently she recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- **10259**.

AND WHEREAS the land measuring **0.50** Decimal in R.S. Plot No- **601** within Mouza- **Inda**, J.L. No- **232** under P.S.- **Kharagpur (Town)**, Dist- **Paschim Medinipur** being the purchased property of **Mrs. Anjana Chakraborty** (the land owner) through registered deed of sale being No- **2681**, dated- **21.06.1999** registered at D.S.R.- Paschim Medinipur from **Sarala Bal Devi**, wife of Fanindra Nath Dhol and subsequently she recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- **10259**.

AND WHEREAS the land measuring **4.77** Decimal in R.S. Plot No- **602/1620** within Mouza- **Inda**, J.L. No- **232** under P.S.- **Kharagpur (Town)**, Dist- **Paschim Medinipur** priviously belonged to **Prativa Sundari Dasi** and while she was in possession over the said 4.77 Decimal of property, she transferred said 4.77 Decimal of property to **Sri Debkumar Das & Sri Gopal Chandra Das** through registered deed of Nirupanpatra, vide Deed No- **3144**, dated- **25.10.1971** registered at Sub Registry Office Kharagpur and by virtue of that Nirupan Patra said **Sri Debkumar Das & Sri Gopal Chandra Das** became the jointly absolute owner of the 4.77 Decimal of property and while they were in jointly peaceful possession over the said 4.77 Decimal of property, they jointly sold out said 4.77 Decimal of property to **Smt. Jharna Chatterjee**, wife of Chandicharan Chatterjee through registered deed of sale being No- **3810**, dated- **12.12.1985** registered at Sub Registry Office Kharagpur and by virtue of that purchase deed said **Smt. Jharna Chatterjee** became the absolute owner of 4.77 Decimal of property and while she was in possession over the said 4.77 Decimal of property, she sold out the same to **Mrs. Anjana Chakraborty** (the land owner) through registered deed of sale being No- **2041**, dated- **08.03.2006** registered at A.D.S.R. Office Kharagpur

and subsequently **Mrs. Anjana Chakraborty** recorded her name in the present L.R.R.O.R. Settlement Record under L.R. Khatian No- **10259**.

AND WHEREAS by virtue of that aforesaid Deeds and inheritance and L.R. Record the land owner **Mrs. Anjana Chakraborty** became the absolute owner of the schedule property and she has been possessing the said schedule property with absolute right, title, interest and with every right of transferred as the case may be and he has been possessing the said property without any litigation and lien etc. uptill now by paying usual rent / Khajana at the Shresta of State of West Bengal and he also mutate his name at Kharagpur Municipality , being Holding No- **544/403/27**, Ward No- **01** and paying taxes at the Kharagpur Municipality Authority and while in exercise of such right, title, interest and possession said **Mrs. Anjana Chakraborty** herein got a plan sanctioned from Kharagpur Municipal Authority vide Building Permit No- **SWS-OBPAS/1603/2022/0255**, dated **28.08.2022** for the **G + 3** Multi-Storied Building comprising self contained flats and Parking Space for cars and Motor Cycles to be allotted to the intending purchasers in the Ground Floor of the Multi-Storied Building which under the name and style of **“ANJANA’S APARTMENT”**

AND WHEREAS in exercise of her right, title, interest and possession said **Mrs. Anjana Chakraborty** filed application before the **Midnapore Kharagpur Development Authority** for use of the land for “Agriculture” to “Residential Apartment” and the **Midnapore Kharagpur Development Authority** accorded his necessary approval for the use of land for a residential purpose under Memo No : **1968/MKDA/2021**, Dated: **10.09.2021** and she also converted the said land “Jal Soyem” to “Commercial Vastu” at Office of the Sub-Divisional Land & Land Reforms Officer through conversion case No- **CN/2021/1009/746** and vide Memo No- **03(3)**, dated- **03.01.2022**.

WHEREAS the first part being the Developer entered into Development Agreement with the Land Owner **Mrs. Anjana Chakraborty** through registered Development Agreement vide deed No. **101001928**, Dated : **03.03.2023** registered at A.D.S.R. Kharagpur being recorded in Book No- **I**, Volume No- **1010-2023**, Pages from **37527** to **37579** in the Year of **2023** and lawful, constituent Development Power of Attorney, being No- **101002220**, Dated : **15.03.2023** registered at A.D.S.R. Kharagpur being recorded in Book No- **I**, Volume No : **1010-2023**, Pages from **41956** to **41976** for the year of **2023**.

WHEREAS by a **Memorandum of Agreement to Sale dated 12th day of December, 2022** the Developer and the Land Owner agreed to sell and the purchaser agreed to purchase a Residential Flat being No- **A-3, Second Floor** of the residential building in the Plan Lay Out, Super Built Up Area Measuring- **790** sq. ft., Comprising of Covered Area of flat Measuring- **632** sq. ft., Carpet Area Measuring- **600** sq. ft. and togetherwith cemented flooring one Two Wheeler Parking Place in the Ground Floor measuring of an Area- **18** sq. ft., more fully described in the schedule '**B**' below and shown in the annexed drawing as schedule '**B**' referred to in this deed along with proportionate Common Area **158** sq. ft. more fully described in the schedule '**C**' below and together with proportionate inseparable and, Homestead land, Rayat Satta, as referred to as the Schedule '**A**' property henceforth the said land on which the said flat is constructed shall be referred to as the schedule '**A**' Property along with all rights in common, in the common areas in the said building at a price of Rupees:/- (Rupees twenty two lakh sixty seven thousand) only as the Developer and the *Land Owner agreed to* transfer un-divided inseparable proportionate share/right, title, interest and possession of land attributable to the said flat is more

Fully described below in schedule **“B”** hereunder written and hereafter be referred to as the **SAID FLAT**. (The said flat and the said common facilities, together with the said un-divided inseparable proportionate share of land on which the said premises is constructed shall hereinafter collectively be referred to as the **SAID PROPERTY** for a total consideration of Rs./-).

WHEREAS the Developer and the Land Owner has already delivered the peaceful vacant physical possession of the said property to the purchaser against receiving the agreed consideration in full and final.

WHEREAS the purchaser have now called upon the Developer and the Land Owner to execute the register a proper deed of conveyance to complete the sale and transfer the said property in favor of the purchaser as such that the purchasers shall own and possess the said property absolutely free from all encumbrances from generation to generation altogether.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreements and in consideration of the said total sum of Rs. _____/- (_____) only which the purchaser have **paid to the Developer** as consideration money for the said flat and Mid Size four wheeler parking referred to as Schedule **‘B’** the common areas in the building to the Developer referred to as Schedule **‘C’** along with the said un-divided proportionate share of land referred to as Schedule **‘A’** attributable to the said flat (the receipt whereof the vendor and the Developer hereby and also by a separate receipt hereunder written admit and acknowledge to have received the same) and the Developer and the Land Owner in term and compliance of the said agreements and with consent and in concurrence of each other, doth hereby acquit the release and

discharge forever the said flat measuring about **600** sq. ft. Carpet Area and measuring **632** sq. ft. covered area and togetherwith cemented flooring one Two Wheeler Parking Place in the Ground Floor measuring of an Area- **18** sq. ft. referred to as schedule '**B**' along with inseparable proportionate common area of measuring **158** sq. ft. referred to as schedule '**C**' along with inseparable proportionate undivided share of right, title, interest and possession of land attributable thereto at Premises No (to be numbered by Kharagpur Municipality after the execution of this deed) to the said flat referred to as schedule '**A**' property, **TOGETHER WITH** the right to the other common portion of the said building and/or the said premises (more fully and particularly described in the schedule '**C**' hereunder written) **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assigned and assured and every part or parts thereof respectively absolutely, forever and free from all encumbrances, from generation to generation with the full power to sell, bequeath, gift, mortgage etc.

**THE DEVELOPER AND THE LAND OWNERS DOTH
HEREBY DECLARE TO THE PURCHASER as follows:**

- I. That the Developer and the Land Owner seized and possessed of well and sufficiently entitled to the said property together with the benefit of the said sanctioned plan hereby sold granted conveyed transferred and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof *without* any manner or condition use trust whatsoever and the Developer and the Land Owner has now good rightful power and absolute authority to sell, grant, convey, transfer, assign and assure the said property hereby

sold, granted, conveyed, transferred, assigned and assured or expressed so to be unto the purchaser **AND ALL** the estate right title interest property claim and demand whatsoever of the Developer and the Land Owner into or upon the said property **TOGETHER WITH** their and every of their respective right *liberties and appurtenances free from all encumbrances* trust liens and attachments lispendences whatsoever **AND TOGETHER WITH** easements or connection with the beneficial use and enjoyment of the said property to the use of the purchaser together with the benefit of the said sanctioned plan absolutely in manner aforesaid free from all encumbrance and liabilities whatsoever.

II. That the purchaser, shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the said property hereby conveyed and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Developer and the Land Owner or any persons lawfully or equitably claiming through under or in trust for them.

II. That free and clear and clearly and absolutely exonerated and discharged from or by the Developer and the Land Owner or their predecessors-in-titles and well and sufficiently saved defended kept harmless and indemnified from and against all manner of former or other estates right, title, interest, liens, charges and encumbrances whatsoever created made done occasioned or suffered by them or any of their predecessors-in-title or any persons rightfully claiming from under or in trust for them.

- IV. That the Developer and the Land Owner and all persons claiming any right or interest in the said property through from under or in trust for the Developer and the Land Owner shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser make do acknowledge and execute or cause to be made done acknowledge and executed all such further acts deeds and things for more perfectly assuring the said property hereby conveyed unto the purchaser which may be reasonable required.
- V. The Developer and the Land Owner shall not do anything whereby the rights of the purchaser hereunder may be prejudicially affected and shall do all acts as may be necessary to ensure the rights available to the purchaser as purchasers and as a co-owners.

THE PURCHASER DOTH HEREBY INDEMNIFY THE DEVELOPER AND THE LAND OWNER as follows:

1. The purchaser shall keep the Developer and the Land Owner indemnified against all losses damages in respect of the said property and/or part thereof which may incur due to the act done or committed by the purchaser.
2. The purchaser shall not do any such act or take any steps whereby the right of the owners and/or occupiers of the other portion of the building may be prejudiced.
3. The purchaser shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes *and impositions for the said flat and common expenses* proportionately and all other out goings in connection with the said flat and the said new building proportionately.

4. The purchaser have already received possession of the said property and he will not raise any other or further claim for the same. The purchaser declare that he is fully satisfied with the construction work, materials, specifications, electrification, water connection, sanitary fittings including the dimension of the land being schedule **'A'**, dimension of the common area being schedule **'C'** , and the dimension of the covered area of the Flat being schedule **'B'** and whatsoever and henceforth will never claim or demand for any repair patch work for doors and windows of whatsoever works and the Developer and the Land Owner will not be liable for any work henceforth.
5. The Purchaser will not for any reason whatsoever obstruct the Developer and the Land Owner in their transferring the flat, common area, proportionate area of land in the said building.
6. The purchaser agree that the common space shall be used commonly with the other co- owners of the said premises.
7. The purchaser agree that the ultimate roof shall be used commonly with the other co-owners/ co- occupiers of the said building and the maintenance of the said ultimate roof to be proportionately borne by the purchaser with the other co- owners/ co- occupiers.
8. Till the Said flat is separately assessed and/or mutated in respect of any taxes or impositions, the purchaser shall bear and proportionate share or rates and taxes from the date of possessions of the flat.
9. Up on mutation and separate assessment of the said flat the purchaser shall pay wholly all rents and impositions in respect of the said flat and proportionate in respect of the common portions.

10. The purchaser shall not any time claim partition of the said undivided proportionate share in the land and/or in the common parts and/or in any of the common areas which the purchaser will enjoy in common with co-owners.
11. That It is covenanted by & between the parties to this deed that the purchaser hereby barred by the terms and conditions hereunder imposed on them that in future the purchaser shall neither be able to delineate / dispose / sell their flat to any person / persons under commercial purpose of utilization of such flat by the intended purchaser/s, nor shall be able to lease out or rental basis for commercial purpose in future except residential basis only.

THE PURCHASER SHALL REGULARLY AND PUNCTUALLY PAY:-

1. The proportionate share of the common expenses.
2. All costs of the maintenances, opening, replacing, repairing, white washing, painting, decorating, re-decorating, re-constructing, lighting, the common portions and common areas of the said building.
3. The salary of all persons, employed for the common purpose including drowns, security personnel, sweepers, plumbers, electricians etc.
4. Insurance premium for insuring the building, if any.
5. All charges and deposits for the common utilities to the said building and/or the premises.
6. Whatsoever taxes payable to Kharagpur Municipality and/or any other Local authority and/or any other competent authority in respect of the land and the said building save as those separately assured on the purchaser's flat.

7. Cost of formation and operation of the association of the flat owners within the complex.
8. Cost of running, maintaining, repairs and replacement of transformers, pumps and other common installations including their license fees, taxes and other levies, if any.
9. Electricity charges for electrical energy consumed for the operation of the common services.
10. All litigations, expenses incurred for the common purposes and related to the common use and enjoyment of the common portions.
11. All other taxes, expenses, rates, other levies, etc. as may be necessary of incidental or liable to be paid by the flat owners in common including such account as may be fixed for creating a fund for replacement, renovation, painting and/or periodical repairing of the common portions.

SCHEDULE 'A' AS ABOVE REFERRED TO INSEPERABLE
PROPORTIONATE RIGHT, TITLE, INTEREST ON

Land details

ALL THAT piece and parcel of land measuring about **13.27** Decimal in R.S. Khatian No- **252 & 510**, L.R. Khatian No- **10259**, R.S. Plot No- **601 & 602/1620**, L.R. Plot No- **5304**, Measuring Area- **0.50** Decimal, L.R. Plot No- **5305**, Measuring Area- **10** Decimal & L.R. Plot No- **5306**, Measuring Area- **2.77** Decimal all three L.R. Plot under two R.S. Plot are Comprised within Mouza- **Inda**, J.L. No- **232** in the District of **Paschim Medinipur**, P.O.- **Inda**, P.S.- **Kharagpur (Town)**, A.D.S.R.O.- **Kharagpur**, Municipality Office- **Kharagpur**, Ward No- **01**.

BOUND & BUTTED BY

NORTH- 2 ft. wide Jafala Road.

SOUTH- Land of Subhas Dutta.

EAST- 6 ft. wide Lane.

WEST- Land of Pradesh Ranjan Samanta and others.

SCHEDULE "B" AS ABOVE REFERRED TO

ALL THAT the Flat bearing **Flat No: A-3, Second Floor** of the residential building in the Plan Lay Out of the said premises on the land piece or parcel of homestead land measuring about **13.27** Decimal in R.S. Khatian No- **252 & 510**, L.R. Khatian No- **10259**, R.S. Plot No- **601 & 602/1620**, L.R. Plot No- **5304**, Measuring Area- **0.50** Decimal, L.R. Plot No- **5305**, Measuring Area- **10** Decimal & L.R. Plot No- **5306**, Measuring Area- **2.77** Decimal all three L.R. Plot under two R.S. Plot are Comprised within Mouza- **Inda**, J.L. No- **232** in the District of **Paschim Medinipur**, P.O.- **Inda**, P.S.- **Kharagpur (Town)**, A.D.S.R.O.- **Kharagpur**, Municipality Office- **Kharagpur**, Ward No- **01**, Holding No- **544/403/27**, Proportionate inseparable land attributable to the flat, Homestead land, Rayat Sthitiban, as stated in the Schedule- **A** under Kharagpur Municipality alongwith proportionate area of Stair Case, lobby, passage in the said premises attributable thereto togetherwith the right in common to use the common area in the landing the said new *building under the name and style of "ANJANA'S APARTMENT"* and the said premises consisting of: **2 Bed Rooms, 1 Living Cum Dining, 2 Toilet-cum-bath, 1 Open Kitchen, 1 Balcony**, Carpet Area of flat Measuring **600 sq. ft.**, covered area of flat Measuring **632 sq. ft. + 158 sq. ft.** common area, super

built up area measuring- **790** sq. ft. and togetherwith cemented flooring one Two Wheeler Parking Place in the Ground Floor measuring of an Area- **18** sq. ft as shown in the annexed drawing as Schedule **“B”**.

Tiles flooring residential building

SCHEDULE “C” AS ABOVE REFERRED TO
(COMMON PARTS)

1. The expenses for maintaining, repairing, decorating etc, of the main structure and in particular the road quarters and drains, water pipes, electrical wire in the under or upon the building and enjoyed or used by the purchasers in Common with the other occupiers or purchaser of the other units/ parking space and the main stair case, entrances, passages, landings and the building and boundary walls and compounds etc.
2. The cost of clearing the lighting the passages, landing, staircase and other common parts of the building as enjoyed or used by the purchaser in common as aforesaid.
3. The cost of the decorating the exterior of the building.
4. The cost of the salaries of clerks, bill collectors, chowkidars, sweepers, etc.
5. The cost of working and maintenance of generators, T.V. antenna system, electrical installations etc. and other lights and service charges.
6. Kharagpur Municipality and other taxes/levies.
7. Insurance of the building.
8. Cost of water or electricity meters and/or deposits for water and electricity.

9. Sinking fund and other expenses as are necessary or incidental for the maintenance and up-keep of the building as may be determined by the Developer in its absolute discretion.
10. All other cost, deposits and expenses are thus exempted under this present.
11. Common Lift.
12. Common Generator.

FITTING SPECIFICATIONS/FEATURES

a) Foundation & Column

Earthquake resistant reinforced construction and cement concrete footing.

b) Super Structure

Earthquake resistant reinforced construction and cement concrete framed structure with necessary brick work.

c) Flooring

Living, Dining, Bedrooms, Kitchen, Balcony & Internal Passage for flat : Vitrified Tiles.

Common Lobby & Staircase : Granite with Tiles.

Toilet Flooring : Anti Skid Ceramic Tiles.

d) Kitchen

Floor : Tiles.

Dado : Ceramic Tiles 2 feet above the counter.

Sink : Stainless Steel.

Counter : Covered semi modular type.

Cooking Platform : Granite.

Fittings : CP fittings of superior brand.

Water Supply : Concealed PVC Piping system for water.

e) Toilets

Floor : Anti Skid Ceramic Tiles.

Dado : Ceramic Tiles upto 5 feet.

Fittings : CP Fittings of superior brand.

Sanitary Wares : White procelain WC of European & Indian style with PVC Cistern.

Wash Basin : White Procelain.

Door : Internal side laminated flash door.

Water Supply : Concealed PVC Piping system for hot and cold water.

f) Wall

Internal : Putty finish.

Common Area : Plaster of paris finish.

External : Weather coat paint on white cement primer.

g) Windows

Tightly framed with MS Grill with aluminum standard section casement with glass inserts in each shutter.

h) Balcony, Staircase & Railings

MS Grill with PVC handrail.

i) Door

Frame : Seasoned Wood.

Main Door : Designed finished with both side laminated flash door with hasbolt lock.

j) Electric

Wiring : PVC concealed multi strand FRLS Copper wire.

Switch : Modular type imported on hard fiber sheet.

k) Electric Supply

Electric Supply for the flat is to be taken from the W.B.S.E.D.C.L. by the Flat Owner on application for individual meter as per rule.

Note:-

- 1) The details, accessories shown in this brochure are indicative and the promoters reserved the right to make any addition and alterations to the specifications.
- 2) Registration, Municipal Water and WBSEB connection charges are extra.
- 3) The brochure does not constitute a legal offer.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rupees/- (Rupees _____) only as consideration money for the said flat and two wheeler parking in the following manner:-

1)

2)

3)

4)

5)

IN WITNESSES WHEREOF both the parties hereto have hereunto set and subscribed their respective signature and seals to these presents the day, month and year first above written.

Witnesses :

1.

2.

Drafted By :

Koushik Kar

Advocate

Enrolment No- **WB/1517/2014**

Judge's Court, Midnapore

Type By:

Mithun Karan

This Deed of sale consists of **21 (twenty one)** pages including **1 (one)** number of Non- Judicial Stamp Paper along with **1** pages of fingers impression of the Developer, the Land Owner and the Vendee has been annexed hereto, forming part of the Deed and one extra pages for Flat sketch Pink wash map annexed hereto, forming part of the Deed.

SHAMIK CHAKRABORTY
Shamik Chakraborty
Proprietor