

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this -----day of-----**2025**(Two
Thousand and Twenty-Five)

:: BY AND BETWEEN ::

MODULE DEVELOPERS PVT LTD .
Director

(1) **SMT. SUBHRA GUPTA** (PAN- AVAPG8807A), wife of Late Sudha Ranjan Gupta, by occupation-Housewife, by faith Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053, (2) **SMT. SAYANTI DUTTA** (PAN- ADBPD8856H), wife of Sri Debashis Dutta and daughter of Late Sudha Ranjan Gupta, by occupation Housewife, by faith Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office-New Alipore, Kolkata-700053, (3) **SMT. JAYANTI GUPTA** (PAN-AFLPG5760K), wife of Late Samir Rajnan Gupta, by faith- Hindu, by occupation- Household Duty, Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053, (4) **SMT. SAMPA SAHA GUPTA** (PAN- BTJPS3665L), wife of Sri Prithwiraj Saha and daughter of Late Samir Ranjan Gupta, by faith Hindu, by occupation Service, Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053, (5) **SRI SAMIK GUPTA** (PAN- ACSPG1163G), son of Late Sudha Ranjan Gupta, by faith Hindu, by occupation Service residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053 all hereinafter jointly and collectively called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the **FIRST PART**.

AND

MODULE DEVELOPERS PRIVATE LIMITED (PAN: AAGCM8216P), a company incorporated under the Companies Act, 1956, having its office at P-240, Lake Road, Ward No. 090, P.O.- Sarat Bose Road, P.S.- Lake, District- South 24 Parganas, Kolkata- 700029, represented by one of its Directors, **SRI PRANAB CHATTERJEE** (PAN: ACQPC3756K), son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation Business, residing at 574 Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata – 700045, Dist- South 24 Parganas. hereinafter called the "**DEVELOPER**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

_____, son/daughter of _____,
by Faith _____, by Nationality _____, by Occupation _____
holding PAN no : _____, residing at _____,
hereinafter called the "**PURCHASER**" (which expression shall mean and include his legal heirs, successors, successors-in-interest, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

AND WHEREAS By an Indenture dated 26/10/1951 registered before The Joint Sub Registrar of Alipore and recorded in Book No. 1. Volume No. 105. Pages 178 to 183, Being No. 6763, for the year 1951 one The Hindusthan Co-Operative Insurance Society Ltd. a joint stock company having its office at 4, Chittaranjan Avenue, Kolkata as Vendor sold transferred and conveyed all that piece and parcel of land measuring 6.34 Cottahs comprised in Plot No. 673 in Block No. O of the Society's New Alipore Development Scheme No. XV, being a portion of Port Commissioners surplus land presently within the limits of the then Corporation of Calcutta now within The Kolkata Municipal Corporation, Ward No. 081, Police Station- New Alipore, Kolkata 700 053, in the District of 24 Parganas to one Hironmoyee Gupta wife of Phani Bhusan Gupta at or for a valuable consideration mentioned thereunder.

AND WHEREAS after such purchase as aforesaid while seized and possessed of the said Hironmoyee Gupta wife of Phani Bhusan Gupta duly applied for and obtained mutation of her name in the records of the then Calcutta Corporation now within the Kolkata Municipal Corporation in respect of the said Premises which was then known and renumbered as Municipal Premises No. 23A/673, Diamond Harbour Road now renamed as Premises No. 26. Biplabi Dinesh Majumder Sarani, Police Station- New Alipore, Kolkata 700 053 and was enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS The said Hironmoyee Gupta, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 13.12.1977 leaving behind surviving her two sons namely Sudharanjan Gupta and Sri Samir Ranjan Gupta and her husband since deceased on 15.12.1977, as her only legal heirs and successors and no other persons or persons as her heirs and successors. After her husband Sri Phani Bhusan Gupta died on 15.12.1977 his two sons namely Sudharanjan Gupta and Sri Samir Ranjan Gupta were left as his only heirs and successors.

AND WHEREAS The said Samir Ranjan Gupta governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 23.09.1995. leaving behind surviving his wife Smt. Jayanti Gupta and only daughter Smt. Sampa Saha Gupta, as his only legal heirs and successors and no other persons or persons as her heirs and successors.

AND WHEREAS The said Sudha Ranjan Gupta governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 03.10.2007 leaving behind surviving his wife Smt. Subhra Gupta and one daughter Smt. Sayanti Dutta and only son Sri Samik Gupta as his only legal heirs and successors and no other persons or persons as her heirs and successors.

AND WHEREAS In the circumstances referred to above the said (a) **SMT. JAYANTI GUPTA** wife of Late Samir Ranjan Gupta, (b) **SMT. SAMPA SAHA GUPTA** daughter of Late Samir Ranjan Gupta, (c) **SMT. SUBHRA GUPTA** wife of Late Sudha Ranjan Gupta, (d) **SMT. SAYANTI DUTTA** daughter of Late Sudha

Ranjan Gupta and **(e) SRI SAMIK GUPTA** son of Late Sudha Ranjan Gupta, by way of inheritance thus became the absolute joint owners and occupiers of all that the said Municipal Premises No. 23A/673, Diamond Harbour Road now renamed as Premises No. 26. Biplabi Dinesh Majumder Sarani, Police Station-New Alipore, Kolkata 700 053 and are enjoying the same free from all encumbrances paying taxes regularly.

WHEREAS With a view to develop the Said Property, hereafter referred to as the "Project", by demolishing the Existing Building and constructing a new G+IV storied residential building comprising of flats, car parking spaces on the ground floor, hereafter referred to as the "Proposed Building", the Owners had approached the Developer to execute the Project in accordance with the plan to be sanctioned by the KMC on the basis of sharing of allocation of the Proposed Building in the manner as stated hereunder.

AND WHEREAS Subsequently the Owners herein have entered into an Agreement for Construction and Development dated 25th day of November, 2021 registered in the office of the District Sub-Registrar office of the D.S.R. – V South 24 Parganas and recorded in Book No. I, Volume No. 1630-2021, pages from 162222 to 162286, Being No. 163004322, for the year 2021 & dated 23rd day of December, 2021 registered in the office of the District Sub-Registrar office of the D.S.R. – V South 24 Parganas and recorded in Book No. I, Volume No. 1630-2021, pages from 201330 to 201378, Being No. 163005191, for the year 2021 with **MODULE DEVELOPERS PVT. LTD.** (PAN : AAGCM8216P) a company incorporated under the Companies Act, 1956, having its registered office at P-240, Lake Road, Ward No. 090, P.O.- Sarat Bose Road, P.S.- Lake, District- South 24 Parganas, Kolkata-700029, represented by one of its Directors, **SRI PRANAB CHATTERJEE** (PAN: ACQPC3756K), son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation - Business, residing at P-240, Lake Road, P.O.- Sarat Bose Road, P.S.- Lake, Kolkata – 700 029, thereafter called and referred to as the “**Developer**” with the right to construct a Ground plus four storied building as per the sanctioned building plan Premises no. 26, Biplabi Dinesh Majumder Sarani, Ward No. 081 under KMC, P.O. & P.S.- New Alipore, District- South 24 Parganas, Kolkata- 700053, the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein .

Furthermore under the said Agreement for Construction and Development, the Five of the Owners/Vendors herein namely **(1) SMT. SUBHRA GUPTA** (PAN-AVAPG8807A), wife of Late Sudha Ranjan Gupta, by occupation-Housewife, by faith Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053, **(2) SMT. SAYANTI DUTTA** (PAN-ADBPD8856H), wife of Sri Debashis Dutta and daughter of Late Sudha Ranjan Gupta, by occupation Housewife, by faith Hindu, residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore,

Post Office-New Alipore, Kolkata-700053, **(3) SMT. JAYANTI GUPTA** (PAN-AFLPG5760K), wife of Late Samir Rajnan Gupta, by faith- Hindu, by occupation- Household Duty, Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053, **(4) SMT. SAMPA SAHA GUPTA** (PAN- BTJPS3665L), wife of Sri Prithwiraj Saha and daughter of Late Samir Ranjan Gupta, by faith Hindu, by occupation Service, Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata- 700053, **(5) SRI SAMIK GUPTA** (PAN- ACSPG1163G), son of Late Sudha Ranjan Gupta, by faith Hindu, by occupation Service residing at Premises No. 23A/673, Diamond Harbour Road, Police Station- New Alipore, Post Office- New Alipore, Kolkata-700053

In the manner stated above, the present Owners being the First Party become the absolute Owners of the said premises by way of inheritance and are in possession of the Premises and the Owners have a marketable title thereto and are not aware of any defect in the title of the Premises and have not entered into any agreement creating any right in the Premises,

AND WHEREAS the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of Rs. _____ (Rupees _____) only and the PURCHASER herein agreed to purchase the same for the aforesaid consideration and to that effect the parties entered into an agreement on the _____.

AND WHEREAS during construction of the building the PROMOTER/ DEVELOPER declared to sell the flats etc. with habitable use of the DEVELOPER'S ALLOCATION and the PURCHASER herein knowing the same and also after satisfaction of the title of the property agreed to purchase one residential Apartment/Flat/Unit No. ____ having carpet area of ____ Square Feet more or less (Exclusive Balcony/Verandah Carpet Area ____ Square Feet excluded from total carpet area) aggregating to net carpet area of ____ Square Feet corresponding to total built up area of unit ____ Square Feet and corresponding to total Super built up/Saleable area of ____ Square Feet more or less on the ____ Floor, _____ side of the building and the flat is consisting of _____ Bed rooms, 1 Toilet and 1 Verandah together with covered Car Parking Space being No. __ on the Ground Floor of the said building measuring an area of ____ Sq.ft. more or less on satisfaction of the PURCHASER regarding the specification of the flat and its area and also right to use all common service area and other facilities and also right to use the common portions, space and right of common use of the common passage, stair-case, lift, landings etc. as well as roof for the service purpose and the other necessary easement rights as described in the SCHEDULE "C" hereunder written and undivided proportionate share of land as described in the SCHEDULE "A" below.

AND WHEREAS both the VENDOR and the PROMOTER/DEVELOPER agreed to sell and convey the said Flat No. ____ and the PURCHASER agrees to purchase the said Flat No. ____ situated on the _____ Floor, _____ side of the building togetherwith one Car parking Space No. ____ on Ground Floor of the said building as described in the SCHEDULE "B" below togetherwith undivided proportionate share of land as described in the SCHEDULE "A" below and also right to use all common rights and facilities as described in the SCHEDULE "C" for a total consideration price of Rs. _____ /- (Rupees _____) only free from all encumbrances, liabilities, whatsoever, which is under PROMOTER/DEVELOPER /CONFIRMING PARTY'S Allocation.

AND WHEREAS the PROMOTER/DEVELOPER entered into an Agreement for Sale dated _____ , with the PURCHASER and the DEVELOPER has agreed to sell the PURCHASER the said Apartment/Flat/Unit No. ____ having carpet area of ____ Square Feet more or less (Exclusive Balcony/Verandah Carpet Area ____ Square Feet excluded from total carpet area) aggregating to net carpet area of ____ Square Feet corresponding to total built up area of unit ____ Square Feet and corresponding to total Super built up/Saleable area of ____ Square Feet more or less on the _____ Floor, _____ side of the building and the flat is consisting of Bed rooms, 1 Toilet, and 1 Verandah together with covered Car Parking Space being No. ____ on the Ground Floor of the said building measuring an area of _____ Sq.ft. more or less and the PROMOTER/DEVELOPER herein has agreed to sell the PURCHASER ALL THAT said Flat No. ____ situated on the _____ Floor, _____ side of the building together with covered Car Parking Space No. ____ on the Ground Floor of the said building as described in the SCHEDULE "B" hereunder written right to use all common rights and common services as described in the SCHEDULE "C" below and undivided proportionate share of land morefully as described in the SCHEDULE "A" and the said flat alongwith the balcony of the building has been built up in accordance with the said sanctioned residential building plan and discuss to acquire and possess the said flat togetherwith one Car Parking Space of Rs. _____ /- (Rupees _____) only for a total consideration towards the proportionate cost of land and cost of construction of the said flat togetherwith Car Parking Space and the entire cost of the said flat togetherwith Car Parking Space have been taken only by the PROMOTER/DEVELOPER as the said flat and Car Parking Space is of Developer's Allocation.

NOW THIS DEED OF SALE WITNESSETH :

1. THAT in pursuance of the aforesaid agreement and in consideration of a sum of Rs. _____ (Rupees _____) only received by the SELLER in cash/cheque/bank draft and upon receipt of the said entire consideration of Rs. _____ (_____ Rupees _____) only (the SELLER both hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof) the SELLER both hereby sells, conveys, transfer,

and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the water ways, easements, advantages and appurtenances, and all estate, right, title and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.

2. THAT THE SELLER BOTH HEREBY CONVENANT WITH THE PURCHASER AS FOLLOWS :

i. That the SCHEDULE PROPERTY shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the SELLER or any person claiming through or under him.

ii. That the SELLER have absolute right, title and full power to sell, convey and transfer into the PURCHASE by way of absolute sale and that the SELLER have not done anything or knowingly suffered anything whereby their right and power to sell and convey the SCHEDULE PROPERTY to the PURCHASER is diminished.

iii. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the SELLER shall discharge the same from and out of his own fund and keep the PURCHASER indemnified.

iv. That the SELLER hereby declares with the PURCHASER that the SELLER have paid all the taxes, rates and other outgoings due to local bodies, revenue, urban and other authorities in respect of the SCHEDULE PROPERTY up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. if any arrears are found due for the earlier period, the same shall be discharged/borne by the SELLER.

v. That the Seller have handed over the vacant possession of the SCHEDULE PROPERTY to the PURCHASER on _____ and delivered the connected copies title document in respect of the SCHEDULE PROPERTY hereby conveyed on the date of execution of these presents.

vi. That the SELLER will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.

vii. That the SELLER do hereby covenants and assures that the PURCHASER is entitled to have mutation of his/her name in all public records, local body and also obtain all documents in the name of the PURCHASER and undertakes to execute any deed in this respect.

AND FURTHER more that the **VENDOR** and the **CONFIRMING PARTY** and all their heirs executors and administrators representatives shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** and his heirs and executors, administrators and assigns against loss, damages, costs, charges expenses, if it is suffered by reasons of any defect in the title of the **VENDORS** and the **CONFIRMING PARTY** or any breach of the covenants hereafter contained. Simultaneously, with the execution and registration of the conveyance of the said flat together with one Car Parking Space the **VENDORS** and the **DEVELOPER** shall hand over the **PURCHASER** the necessary Xerox copies of documents such as The Kolkata Municipal Corporation Tax Receipts, copy of the sanctioned building plan, copies of all other deeds etc. for perfection of the **PURCHASER'S** title.

**First Schedule
(Premises)**

ALL THAT piece or parcel of Undivided Share of total measuring 6.34 Cottahs equivalent to 6 Cottahs 5 Chittacks and 20 Sq. Ft. be a little more or less with building admeasuring 1000 Sqft. more or less as standing thereon situate lying at and being a portion of Port Commissioner Surplus Land lying between Diamond Harbour Road and Tolly's Nailah, being Plot No. 673 in Block- O of the Society's New Alipore Development Scheme No. XV, now known and numbered as Premises No. 26, Biplabi Dinesh Majumder Sarani, by postal address known as Premises No. 23A/673, Diamond Harbour Road, Post Office and Police Station New Alipore, Kolkata 700 053 at present within The Kolkata Municipal Corporation, Ward No. 081, in the District of South 24 Parganas and Sub-Registry office at Alipore. This said land is butted and bounded in the following manner:

ON THE NORTH : By 30-0" Wide Biplabi Dinesh Majumder Sarani

ON THE SOUTH : By Pre. No. 654 Biplabi Dinesh Majumder Sarani

ON THE WEST : By Pre. No. 674 Biplabi Dinesh Majumder Sarani

ON THE EAST : By Pre. No. 672. Biplabi Dinesh Majumder Sarani

**Second Schedule
(Common Portions)**

I) Areas:

- a) Entrance and exits to the Premises and the New Building.
- b) Boundary walls and main gate of the Premises.

- c) Staircase, stair head room and lobbies on all the floor of the New Building.
- d) Vertical Shaft (Elevators).
- e) Entrance lobby, electric/utility room, water pump room, generator room.
- f) Common installations on the roof.
- g) The Ultimate Roof above the top floor of the New Building.
- h) Common lavatory and utility
- i) Servant/driver rooms

II) Water, Plumbing and Drainage:

- a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use)
- b) Water supply system
- c) Water pump (with standby), underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any Unit/or exclusively for its use).
- d) Fire protection equipment like landing valves, hose reel (enclosed in a hose cabinet) in each stair landing, sprinkler system, fire alarm panel and smoke detectors, portable fire extinguishers (as required per building code)
- e) Security video door phone
- f) Separate fire pumps (as required per building code)-

III) Electric Installation:

- a) Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit and/or exclusively for its use)
- b) Lighting of the Common Portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

- d) Elevators.
- e) Generator.

IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

Third Schedule (Specifications)

SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION:-

1. BRICK WORK

2. External Wall: 200/250 mm thick brickwork with cement mortar in proportion (1:6) by using 1st class kiln burnt brick.

Partition Wall: 75/125 mm thick brickwork with sand cement mortar in proportion (1:4) by using 1st class kiln burnt bricks.

3. PLASTERING

19 MM/12 MM 6 MM of plastering in standard proportion and respective areas, outer and inner surface of walls and ceiling.

4. CONCRETE WORKS:

All concrete works in the project, plan or R.C.C. will be done in desired proportion of 1:3:6, 1:2:4 and 1:1.5 : 3.

- Cement brands- ultratech/ACC/Ambuja
- the size range will be as per structure drawing and makes for rebars to be used in RCC structure and foundation will be as per ISI mark.
- Other measures for corrosion protection/coating, termite protection etc for underground concrete will be used.

5. GRILLES

Mild steel flats/square bars will be used.

6. DRAINAGE:

Necessary water drainage connection as per Kolkata Municipal Corporation requirement (as per approved drawing) with very good quality material.

7. ROOF TREATMENT:

10 mm thick mosaic roof tiles of good quality will be laid on roof. Workmanship/materials of jointing and laying of tiles shall be of top quality to prevent roof seepage. Special attention shall be given for the joints between parapet and roof slab/tiles.

8. WATER SUPPLY

Water will be made available from KMC supply.

9. PAINTING & FINISHING

Outside face of external walls -High quality Synthetic base/Surface Texture Alternatively, the option of tile (whole or part) shall be considered for external facade to be decided during approval of architectural details.

Internal face of the walls- Good quality plaster of paris.

Window, gate and grills will be painted with two coats of enamel paints over two coats of primer.

The option of anodized aluminium windows & doors with glass glazing shall be kept open to be decided during approval of architectural details.

10. FLOOR OF ROOMS

Vitrified Tiles of Kajarin / Johnson make flooring in all rooms, verandah. Toilet (Tiles), kitchen (Tiles) etc. For toilet and kitchen flooring, anti-skid tiles shall be used.

11. TOILET WALLS

Upto 6'9" finished with glazed tiles.

12. WINDOWS

Anodized aluminium windows with integrated grills.

13. DOOR

Door will be made of. 12 mm thick or good quality ply shutter paneled by 35 mm thick wooden rail and style fitted on sal or equivalent wood frame.

14. SANITARY FITTINGS IN TOILETS

The following will be provided:

Tap with mixing arrangements in toilets of Jaguar make

Ivory wash basin (20") (Hindustan/Neycer)

Ivory commode, standard size, of reputed brand (Hindustan/Neycer), porcelain Cistern with matching Ivory colour.

Concealed hot and cold-water pipe line with pipes of reputed make (Tata make) mirror, exhaust fan integrated in aluminium framed window.

15. KITCHEN

Kitchen platform will be of black granite and ceramic tiles of Johnson make over the kitchen platform and large stainless steel sink will be provided. Concealed hot and cold water pipe line with pipes of reputed make (Tata make) Kitchen exhaust fan shall be provided.

16. ELECTRICAL POINTS AND FITTINGS

Concealed P.V.C. conduits with, flame retardant, low smoke grade, insulated copper wire of desired cores of Anchor/Finolex/ havells or equivalent reputed make, CRCA MS main distribution board suitable for flush mounting, MCB/RCCBs of reputed make, with earthing, modular electric board in each room with light switches, fan regulator/ON OFF and power outlet. Multiple power outlets shall be provided at floor level for each room/space.

Separate meter for common use will be provided

1 (one) elevator of "Otis/LT" make having capacity of 4 (four) passengers will be provided.

1 (one) diesel generator set of suitable capacity to cater to back up power with auto change over, of Sudheer/Kirloskar or similar/equivalent reputed make will be provided. The DG set will come with complete sound proof enclosure, exhaust pipe routed in safe location outside building.

Provision of telephone connections will be provided.

connection, starter for A.C. in each Room, as well as living room with separate cabling Wall opening with PVC sleeve at suitable place in each room for refrigerant pipes, condensate pipe and electrical wires for connection with split AC indoor and outdoor units.

17. EXECUTION AND DELIVERY:

MEMO OF CONSIDERATION

Received a sum of Rs..... (Rupees) only in the following manners
in front of the following witnesses :

Sl.	Cheque No.	Bank	Branch	Amount

IN WITNESSES WHEREOF the **LAND OWNERS** and the **DEVELOPER** have
hereunder set subscribes their respective hands and seals on the day, month and
year first above mentioned.

1.

2.

SIGNATURE OF THE LAND OWNERS

1.

MODULE DEVELOPERS PVT LTD .
Director

2.

SIGNATURE OF THE DEVELOPER