

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is made on this the ___ day of ___ Two Thousand Twenty Five (2025).

BETWEEN

M/S STHAPATI CONSTRUCTION, (PAN: ADEFS2790J), a partnership firm, having its registered office at K.M.C. Premises No. 522, Modern Park, (Ground Floor), and Postal Address 1/8, Avenue East, Santoshpur, Kolkata - 700075, Post Office -Santoshpur, D.S.O. under Police Station - formerly Purba Jadavpur & at present Survey Park, in the District of South 24-Parganas, represented by its partners namely **(1) SRI SANKAR PRASAD BHAUMIK, (PAN-ACXPB5414G)**, son of Late Nishi Kanta Bhowick, by religion- Hindu, by occupation - Business, by Nationality- Indian, residing at 312, 2nd Street, Modern Park, Flat No. 2A, 2nd Floor, Kolkata - 700075, P.S. - Formerly Purba Jadavpur, Now Survey Park, P.O. - Santoshpur in the District of South 24-Parganas, **(2) SRI TRIDIP BHOWMIK, (PAN-AEEP8894H)**, son of Late Gouranga Chandra Bhowmik, by religion - Hindu, by occupation - Business, residing at B-3/1, Purba Diganta, Kolkata - 700075, under P.S. - Formerly Purba Jadavpur and now Survey Park, P.O. - Santoshpur in the District of South 24-Parganas, hereinafter called and referred to as the **“DEVELOPERS”** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/their heirs, Successors-in-office, successors-in-interest, executors, administrators legal representatives and assigns) of the **FIRST PART.**

AND

STHAPATI CONSTRUCTION

Sankar prasad Bhaumik .
Partner

(1) SMT. MOHUA GHOSH, (PAN- AVKPG7920L), wife of Late Amal Kumar Ghosh, by faith- Hindu, by occupation - Housewife, by Nationality - Indian, residing at 12C, Ballygunge Place East, Kolkata - 700019, Post Office - Ballygunge, Police Station - Gariahat, **(2) SMT. ABHRADIPA MITRA, (PAN- BFQPM9114R)**, wife of Sri Pinaki Mitra, as well as Daughter of Late Amal Kumar Ghosh, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 64B, Swinhoe Lane, Post office & Police Station – Kasba, Kolkata – 700042, presently residing at More cafe LLC, Roda Al Murooj Complex, Financial Centre Street Opp. Address Boulevard Hotel PO Box 33720, Dubai, UAE, **(3) SMT. SUBHRADIPA KAR (PAN- CFXPK8602J)**, wife of Sri Saptorshi Kar as well as Daughter of Late Amal Kumar Ghosh, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at G03, Pavani pride Green Garden Layout, Shirdi Sai Temple Road, Kundalahalli Gate, Bangalore - 560037, Post Office - H.A.L, P.O. Police Station - H.A.L.P.O. **(4) SMT. RATNADIPA SEN (PAN- CXOPS8462B)**, wife of Sri Sovan Sen, as well as Daughter of Late Amal Kumar Ghosh, by faith - Hindu, by occupation- Service, by Nationality- Indian, residing at 36, Sashibhushan Mukherjee Road, Post Office and Police Station – Behala, Kolkata - 700034, hereinafter collectively called and referred to as the **LAND OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND WHEREAS (1) Sankar Prasad Bhaumik & (2) Tridip Bhowmik, represented through his above mentioned legal heirs as per registered Power of Attorney, Book No.- I, Volume No. 1630-2019, page - 66694 to 66735, Being No.- 163001729 for the year 2019.

AND

(1) _____, (PAN _____), Aadhar No. _____, aged about _____ years, son of _____, by religion - _____, by occupation - _____, residing at _____ P.O. _____, P.S. _____, District - _____, West Bengal, hereinafter called and referred to as the **"PURCHASERS"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, her executors, administrators legal representatives and assigns) of the **THIRD PART**.

WHEREAS one aforesaid legal heirs as well as owner, party of the one part herein is the sole and absolute owners of all that piece and parcel of

Bastu net land measuring about 3k-13ch-11 sq. ft. excluding road and net land measuring about _____ sq. ft.

WHEREAS Sri Amal Kr. Ghosh and Developer entered into an JV Agreement dated 21st April, 2017, (not registered) and after that Sri Amal Kr. Ghosh demise on 3rd July, 2018, after that on supplementary Agreement dated 8th August 2018 and after that after demise of Amal Kr. Ghosh, the legal heirs i.e. present owner's to obey the said Agreement dated 21st April. 2017 and subsequently entered into registered JV Agreement between legal heirs & developer's dated 22nd July, 2019 as per Registered Book No.- 1, Volume No. 1630-2019, Pages- 65560 to 65625, Being No. 163001694 for the year 2019 dated 22nd day of July, 2019.

AND WHEREAS by a Deed of Sale, one Smt. Gouri Rani Roy, wife of Sri Narayan Chandra Roy and Arun Kumar Roy, son of Late Madan Mohan Roy, P.S. - Formerly Tollygunge now Jadavpur, Kolkata - 700068, 17/3, Jodhpur colony, District South 24- Parganas, sold, conveyed and transferred all that piece and parcel of land measuring about 3 Cottahs 13 Chitak and 11 Sq. ft. lying and situated at Mouza- Santoshpur, J.L. No.22, Pargana- Khaspur, Touzi No.151, in C.S. Khatian No.82/1, R.S. Khatian No.83 of C.S. Dag No.715/790, R.S. Dag No. 815, within P.S. formerly Sadar Tollygunge, thereafter Jadavpur, at present Survey Park, Addl. District Sub-Registry Office at Sealdah , District South 24- Parganas unto and in favour of Sri. Asim Kumar Ghose, son of Late Promode Chandra Ghose, of 12C, Ballygunge place East, Ballygunge, Kolkata - 700019, P.O. - Ballygunge, Police Station - Gariahat, which was duly registered at A.D.S.R. Alipore office and recorded in **Book No. I, Volume No.137, Pages 172 to 179, Being No. 4960 for the year 1980.**

AND WHEREAS after such purchase, the said owner, namely Sri Asim Kumar Ghose, son of Late Promode Chandra Ghose had been peacefully seized, possessed of or otherwise well and sufficiently entitled to the said landed property without any interruption or hindrances form other.

AND WHEREAS the said owner namely Asim Kumar Ghose was the absolute sixteen annas owner aforesaid total landed property measuring about 3 Katas 13 Chittak 11 Sq.ft. hereunder written, mutated his name in the Kolkata Municipal corporation (K.M.C.) and had been paying the necessary taxes as the recorded owner thereof.

AND WHEREAS the said owner Asim Kumar Ghose was a bachelor during his life time and had only one brother, without any sister, namely, Amal Kumar Ghosh, both sons of Late Promode Chandra Ghose.

AND WHEREAS during peaceful possession of the property the said owner namely Asim Kumar Ghose suddenly died intestate on 05.03.2016, leaving behind his only younger brother Sri Amal Kumar Ghosh as the only legal heir of the said deceased land Owner Asim Kumar Ghose. After the death of Asim Kumar Ghose, his only younger brother Sri Amal Kumar Ghosh became the absolute owner of land 3 Kathas 13 Chittak 11 Sq. ft. which was duly registered at A.D.S.R. Alipore office and recorded in Book No. I, Volume No.137, Pages 172 to 179, Being No. 4960 for the year 1980.

AND WHEREAS said Asim Kumar Ghose died intestate leaving behind him, his only surviving brother Amal Kumar Ghosh son of Late Promode Chandra Ghose as his only legal heir, successor and claimant, and who has inherited entire absolute sixteen annas ownership of the aforesaid total landed property, mentioned in the schedule herein.

AND WHEREAS one **AMAL KUMAR GHOSH**, son of Late Promode Chandra Ghose being the sole and absolute sixteen annas owner of ALL THAT piece and parcel of landed property measuring about 3 Cottahs 13 Chittak and 11 sq.ft. but physical measurement is 3 Cottahs 12 Chittak 2.96 Square Feet lying and situate at Mouza- Santoshpur, J.L. No.22, Pargana – Khaspur, Touzi No.151 in C.S. Khatian No.82/1, R.S. Khatian No.83, of C.S. Dg No.790, R.S. Dg No.815, within P.S. formerly Sadar Tollygunge, thereafter Jadavpur, at present Survey Park, Addl. District Sub-Registry office at Sealdah, District South 24-Parganas by way of inheritance, with a view to develop the said property also decided to execute a Development Agreement with and experienced Developers.

AND WHEREAS the present Developers have approached the Owner Amal Kumar Ghosh for erecting/constructing and competing a building at the said property on the express condition that the Developers at the time of completion of the said building, shall deliver 50% Ratio of the total flat and 3 numbers Covered Parking space of the complete building to the owner herein more fully described in the **Schedule “B”** hereunder written and both parties entered into and Agreement dated 21.04.2017 (Twenty first April Two Thousand Seventeen) to Develop the property mentioned in the **Schedule “A”**.

AND WHEREAS said Amal Kumar Ghosh demise on 03.07.2018 during pendency of the said agreement, died intestate living behind his legal heirs his wife namely (1) Smt. Mohua Ghosh aged about 65 years, residing at 12C, Ballygunge Place East, Kolkata-700019, Police Station – Gariahat, Post Office- Ballygunge and three daughters namely (2) Smt. Abhradipa Mitra aged about 40 years, daughter of said late Amal Kumar Ghosh as well as wife of Sri Pinaki Mitra, residing at 64B, Swinhone Lane, Kolkata -700042, Police Station- Kasba, Post Office- Kasba, (3) Smt. Subhradipa Kar, aged about 36 years, daughter of said late Amal Kumar Ghosh as well as wife of Sri Saptorshi Kar, residing at Flat No. G-03, Pavani Pride, Green Garden Layout, Post Office and Police Station - Kundanhalli Gate, Bangalore, Karnataka - 560037, (4) Smt. Ratnadipa Sen, aged about 36 Years daughter of said late Amal Kumar Ghosh as well as wife of Sri Sovan Sen, residing at Flat No. 1D, 1st floor, 36, Sashibhusan Mukherjee Road, Kolkata - 700032, P.S.- Behala , P.O.- Behala.

AND WHEREAS after demise of said Amal Kumar Ghosh his legal heirs the Present owners are lawfully seized and possessed the said property or fully described in the Schedule “A” hereunder written and mutated their name before the Municipal Corporation and paying taxes regularly.

AND WHEREAS after demise of the said Amal Kumar Ghosh the second Party (Developers) approached his legal heirs present owners to obey the said Agreement dated 21st April 2017 which was not registered and subsequently they agreed to the proposal and entered into this Agreement to complete the construction on the schedule "A". their joint property and also agreed to execute a power of attorney Book No.-I, Volume No.1630-2019, pages 66694 to 66735, Being No.163001729 for the year 2019 dated 22nd day of July, 2019 enabling sale of the J.V. Agreement flat/apartments/parking space of the Developers allocation/ portion.

AND WHEREAS accordingly, after demise of said Amal Kumar Ghosh, his legal heirs the present owner's (1) Smt. Mohua Ghosh (2) Smt. Abhradipa Mitra (3) Smt. Subhradipa Kar (4) Smt. Ratnadipa Sen, aforesaid Land Owner, party of the one part herein became the sole and absolute owner of the aforesaid total land measuring about 03 cottahs 13 chittaks 11sq.ft. More or less excluding Road, under the aforesaid Mouza - Dag and Khatian and while seized and possessed the same mutated his name with the records of Jadavpur Municipality and then Kolkata Municipal Corporation under KMC Assessee No. 31-109-1101-304.

AND WHEREAS subsequently, while the aforesaid land owners, Party of the one part herein duly mutated his name with the records of the B.L. & L.R.O. Kasba, Kolkata, W.B. in respect of the aforesaid property 03 k. 13ch 11 sq. ft. and started enjoying the aforesaid net land being KMC Premises No.130, Purba Diganta, Kolkata - 700075, intended to develop engaged the aforesaid property, and accordingly, appointed **M/S. STHAPATI CONSTRUCTION** the party of the other part herein for the purpose of development of the said land morefully described in the **Schedule - "A"** hereunder written under certain terms and conditions mutually agreed by and between the parties herein which are under written.

AND WHEREAS accordingly, aforesaid developer/contractor, the party of the other part herein being agreed to develop the aforesaid land morefully described in the **Schedule "A"** hereinbelow entered into this Registered Agreement for Development dated **22nd July, 2019** as per Book No.-I, Volume No.1630-2019, pages 65560 to 65625, Being No.163001694 for the year 2019.

NOW THIS AGREEMENT WITNESSETH as follows :-

THAT the Land Owner hereby accepts the offer of the Developer for the Development of the said **Schedule - "A"** property and has already been started all that RCC structural construction for the proposed building on the said piece and parcel of land measuring about 03 cottahs 13 chittacks 11 sq.ft. as per Deed of Conveyance be the same a little more or less but in actual measurement 03 cottahs 12 chittaks 2.96 sq.ft., lying and situated under R.S. Dag No. 815 Mouza - Santoshpur, R.S. Khatian No. 83, J.L. No. 22, Pargana - Khashpur, C.S. Khatian No. 82/1, Touzi No. 151, under R.S. Dag No.815 of R.S. Khatian No.83 of Mouza - Santoshpur, Police Station - Survey Park, in the District of South 24-Parganas comprised of vacant land being KMC Premises No. 130, Purba Diganta, Kolkata - 700075, which is particularly described in the Schedule - "A" herein below as per the **KMC sanction plan vide No.2020120281 dated 22.12.2020, Borough- XII, P.C. No. 2019120450** being sanctioned by the Kolkata Municipal Corporation hereinafter referred to as the "Said Property".

AND WHEREAS subsequently while aforesaid **Land owner's** sufficiently seized and possessed and enjoying the aforesaid land measuring about 03 cottahs 13 chittaks 11 sq.ft. be the same a little more or less being KMC Premises No. 130, Purba Diganta, Kolkata - 700075, intended to develop the aforesaid property of the **Schedule - "A"** herein below and accordingly appointed an efficient Developer under the name and style of

M/S. STHAPATI CONSTRUCTION, i.e. the party of the first part herein for the purpose of development of the aforesaid property more fully described into a Development Agreement on 21st April 2017 under certain terms and conditions mentioned therein as well as Supplementary Agreement on 8th day of August, 2018 and after that the present owner i.e. legal heirs registered agreement on 21st April 2017 and entered into registered JV. Agreement (Registered) between legal heirs & developer on 22nd July 2019.

AND WHEREAS subsequently the aforesaid Developer namely said **M/S. STHAPATI CONSTRUCTION** i.e. the party of the first part herein along with the said Landowners i.e. the party of the second part herein jointly declared to sell a self - contained flat being **Flat No “__”** on the north-east side of __ floor, facing north side road of the building measuring about **1020 sq.ft. Super built up area** be the same a little more or less along with the one open car parking space under the roof (parking No. “__”) on the ground floor measuring about __ **sq.ft. (approx..)** of the Developer’s allocation more fully described in the Schedule-“B” herein below together with the undivided proportionate share of the land of the **Schedule - “A”** property along with the common areas and facilities available in the same building free from all encumbrances, lying and situated at Kolkata Municipal Corporation Premises No. 130, Purba Diganta, Kolkata- 700075, at and for a total consideration amount _____ **(Rupees _____ Only)** being the highest market price of the locality, including parking space under the roof.

THAT the owner’s of the car parking space no “__” shall be entitled excluding to use and enjoy the northern side car parking entrance gate exclusively for the purpose of egress and ingress of the said car of the aforesaid “__” car parking space.

THAT the car parking space owner no “__” of building do hereby agree that he shall co-operate with the other car parking space owner in **series** __ for the purpose of free movement of the other car including the free ingress and egress of the car from the car parking space.

AND WHEREAS the Purchaser i.e. the party of the third part being agreed to purchase the aforesaid self contained flat, being **Flat No. - “__”** on the north-east side of the __ floor facing the north side road of the building measuring about **1020 sq.ft. super built up area** be the same a little more or less more fully described in the **Schedule - “B”** herein below together with the undivided proportionate share of the land of the **Schedule - “A”** property along with the common areas and facilities

available in the said building lying and situated at Kolkata Municipal Corporation **Premises No. 130, Purba Diganta, Kolkata – 700075**, KMC Assesses No. 31-109-1101-304 at and for a **total consideration amount of Rs. _____ (Rupees _____ Only)** and accordingly entered into this agreement for sale for the purpose of purchasing the aforesaid flat (Flat-“__”), with north-east side parking i.e. “__” maintained as mutual settlement of other in Series of individual open car parking space under the roof.

AND WHEREAS accordingly all the aforesaid parties herein mutually agreed by and between themselves under certain terms and conditions which are hereunder written.

INDENTURE WITNESSETH NOW THIS and it is hereby mutually agreed by and between the parties hereto as follows:

1. The Vendor/developer agree to construct and/or is constructing for and on behalf of the purchaser a flat more fully described in the **Schedule – “B”** hereto on the land more particularly described in the **Schedule – “A”**.
2. The vendor/developer shall handover the same flat, of the **Schedule - "B"** property within twelve to fifteen **months after agreement**. If the handover schedule exceed as mentioned above it should be levied mutually agreed upon.
3. The vendor/developers doth hereby undertake to hand over the possession of the **Schedule - “B”** flat plus open car parking space under the roof as described earlier to the purchaser on the date of receipt of the entire full and final payment as per payment schedule as herein provided in the payment schedule from the Purchaser after receiving full and final payments & encased in our account.
4. The party of the one part herein shall receive from the Registrar the Sale Deed duly executed and registered in favour of the Purchaser whereby all the expenses of the said registration work or through commission shall be borne by the Purchaser herein.
5. The KMC Completion Certificate (C/C) will be handed over to purchaser within **__to__ months** from the date of Registration.

THE PURCHASER COVENANTS as follows:-

1. That the plan, design specifications of the aforesaid Building. The Purchaser hereby agreed and flat as sanctioned by the said Kolkata Municipal Corporation is accepted by him/her.

2. The Purchaser doth hereby undertake to pay the Vendors by way of consideration, the total sum of **Rs. _____ (Rupees__ only)** for the **Schedule - "B"** property on the front side north-east side of building on __ **floor** being **flat no. " _"** measuring about _____ **sq.ft. super built up area** standing on the north-east side along with one open car parking space (**Parking No. __**) under the roof which is also lying and situated at north – east side as per sketch on the ground floor. The north-east portion of **3rd floor** contains 3 bed rooms, 1 kitchen, 1 toilet, 1 W.C. 1 Varandah, 1 dining cum drawing which includes the price of the undivided proportionate share and interest in the said land of the **Schedule – "A"** property along with the common areas and facilities available in the said building in the following manner and time is the essence of this stipulation: -
 - i) One signing and execution of this Joint Venture Agreement by cheque No.-
 - ii) On Part payment through bank loan of the said flat herein amounting to signing this agreement plus GST amount if any within 7 to 10 days.
3. The purchaser doth hereby undertake to pay forth with on demand by the Developer and in any event before possession of the flat is given to the Purchaser, requisite Stamp Duty and Registration Fees and other expenses and determined by the Developer's Advocate for preparing, engrossing, executing and registering the Conveyance of undivided interest in the said land in favour of the Purchaser through Developer's Lawyer Counsel.
4. If the Purchaser fails to pay the amounts in the manner as 49 stipulated in **Clause 2(ii & iii)** above and the amounts including any instalments are let in arrears for more than two months from the date of execution of the agreement they fall due despite service of demand notice monitoring stipulated period within such payments shall be entitled to rescind or cancel this Agreement unilaterally without providing any notice to the Purchaser herein and also can enter into any contract in the respect of the **Schedule – "B"** flat along with the undivided interest in the said land and common areas and faculties and the Apartment above referred to with any third persons outsider at the sole discretion of the Developer herein and in the event the Purchaser shall have no right to demand the same Flat with car parking space in any manner whatsoever.
5. In the event of this Agreement being cancelled or rescind or terminated for any reason whatsoever the money or moneys already received by the Developer from the Purchaser shall be refunded without any interest

after execution and signing of the fresh Agreement for sale with any third party/outside in respect of the **Schedule - "B"** property at the sole discretion of the Developer hereinafter forfeiting the earnest money at the rate of 4% on the total cost of **Rs. _____/-** (_____) only as liquidated damage and the Purchaser shall not be entitled to pay further and have no right to claim for any amount or things whatsoever from the Developer or in respect of **Schedule- "B"** property herein below.

6. The purchaser undertakes to pay the Municipal Taxes, property taxes or other imposts or levies etc. payable to the Government or local authorities of Kolkata Municipal Corporation or other Bodies or to any person etc. and the monthly charges for maintenance and up-keep and management, administration etc. may be fixed by the Developer or its nominees and or association of the flat Owners in respect of the aforesaid Building shall be the best burden of. The Purchaser agrees that under no circumstances possession of the said flat shall be given by the Developer to the Purchaser until and unless all payment required to be made under this Agreement by the Purchaser have been made in full and final to the Developer as per Payment Schedule mentioned in page Clause 2 (i and ii) herein.
7. The Purchaser shall not at any time demolish or cause to be demolished or damaged the said proposed building and the Purchaser shall not do any act or thing which might disturb or create nuisance for other occupants and the Purchaser shall have no right to transfer his booked flat of the building to any third-party outsider before making the full and final payment as well as before accepting possession of the said flat. The purchaser hereby agrees that the purchaser or its nominee shall exclusively manage and maintain the common areas including repairing of common portion and also undertake to pay to the Flat Owner's Association or can form a group of Association or Society.
8. The purchaser hereby agrees to pay and discharge all the arrear payment due if any on an from the date of receipt of notice from the Developer and bound to take possession of the said Schedule -"B" flat plus open car parking space on providing notice from the Developer herein as per Agreement and also bear the proportionate share of the Municipal Rate and Taxes, both owner's and occupier's shares subject to other clause of this Agreement as and when final assessment of the entire Building will be made, the Purchaser hereby agrees to pay and deposit with the proper authority proportionate shares of owner's and occupier's share of rates and taxes each and every month in advance in respect of the said premises of the Purchaser by equal monthly instalments and the proper authority produce or allow inspection of the Purchaser if so demanded by them of the relative Municipal Tax Bills at the Developer's office.

9. If any dispute or difference shall arise between the parties hereto touching any clause or matters or things whatsoever herein contained or operation or construction thereof or is the matter or thing in any way connecting any right debts and liabilities or either party or between one or more of the owner of other flats to be contained in the same Building or relating to or touching the terms and conditions covenants stipulations contained therein or regarding the observance and performance or breaches thereof or relating to any other act or omission or commission in connection therewith or incidental to the same then in every such case the dispute and difference shall be settled by arbitration in accordance with the provisions of Arbitration Act and decision of the Arbitrator shall be final and binding on all the parties. The clause which will be not mentioned here will be guided by the specific performance of Contract Act. All the terms and conditions and stipulations of this Agreement are irrevocable by either of the parties of this Agreement.
10. Kolkata, Alipore Court is the proper jurisdiction of the scheduled property herein below.

SCHEDULE – “A” ABOVE REFERRED TO

ALL THAT piece and parcel of a net total bastu land measuring about **03 cottahs 13 chittaks 11 sq.ft.** Be the same a little more or less under Pargana - Khaspur, District Collectorate Touzi No. 151, **J.L. No.22, Mouza - Santoshpur, under R S Dag No 815 of R.S. Khatian No. 83, C.S. Khatian No. 82/1**, which is within the former Sub-Registrar Office at Alipore, at present Sealdah, District Sub Registry Office at Alipore, which is at present within the Jurisdiction of The Kolkata Municipal Corporation under Ward No.109, under **Assessee No.31-109-1101-304** and being **KMC Premises No. 130, Purba Diganta, Kolkata- 700075**, under Police Station - Survey Park in the District of 24 Parganas now South 24-Parganas which is butted and bounded as follows :-

ON THE NORTH :20'-0" KMC Road
ON THE SOUTH :1 Storied Building, Pre. No.4, Purba Diganta,
ON THE EAST :2 Storied Building, Pre. No.136, Purba Diganta
ON THE WEST :1 Storied Building, Postal No.568, Purba Dignant.

SCHEDULE – “B” ABOVE REFERRED TO

ALL THAT piece and parcel of dwelling self-contained flat, being, **Flat No. “___”**, on the ___ floor facing north side of road, of the building, i.e. north - east side of the building, measuring about **1020 sq.ft. Super built area** be the same a little more or less together with open car parking space under the roof (**No. “_”**) which is also lying and situated at north - east side on the ground floor and the undivided proportionate share of the land of the aforesaid **Schedule-“A”** property along with the common area and facilities available in the said building, which is within the jurisdiction of Kolkata Municipal Corporation, under Ward No. 109, being **K.M.C. Premises No. 130, Purba Diganta, Kolkata- 700075**, under Police Station- formerly Purba Jadavpur and now Survey Park in the District of South 24 Parganas, **Word No.109**. The 3rd floor flat contains 3 bedrooms, 1 living cum dining, 1 toilet, 1 W.C. 1 Varandah, 1 kitchen which includes the price of the undivided proportionate share and interest in the said land of the schedule-“A” property along with the common areas and facilities available in the same building. The ultimate terrace will be common for all the owner’s of the 6(six) flats.

IN THE WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF WITNESSES
AT KOLKATA

1. WITNESS

**SIGNATURE OF THE DEVELOPERS/
CONTRACTORS**

**SIGNATURE OF THE VENDOR
LANDOWNER/**

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser, within mentioned sum of **Rs. _____** (Rupees __ only) towards earnest money/part consideration against within mentioned flat together with undivided share of land in the said premises in the following manner :-

WITNESSES:

STHAPATI CONSTRUCTION
Sankar prasad Bhaemik.
Partner

**SIGNATURE OF THE DEVELOPERS/
CONTRACTORS**