

# **DEED OF CONVEYANCE**

**THIS INDENTURE MADE THIS THE      DAY OF MARCH, 2026 (TWO  
THOUSAND TWENTY SIX) A.D.**

**B E T W E E N**

SANJIB THAKUR

  
Proprietor

(1) **SMT PROTIMA DAS (PAN NO. AXSPD4994K)**, Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdrone, Kolkata-700070, District South 24 Parganas** (2) **SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q)**, Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Bansdrone, Kolkata- 700070** hereinafter jointly and collectively called referred to as the **“OWNERS”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** represented by their constituted attorney **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070** by virtue of a **Development power of attorney** registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 281496 to 281510, Deed No. 10718** for the year **2025**.

**AND**

**SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, Hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**AND**

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

**STORY OF DEED NO- 3175/1975:-**

**WHEREAS** by virtue of a sale deed on **23/06/1975** which was registered in the office of **Dist. Sub-Registrar** at Alipore and recorded in **Book No. I, Volume No. 89, Pages from 270 To 276, Being No. 3175, for the year 1975** **SMT PROTIMA DAS** (Owner no. 1 herein) purchased from the then lawful owner **Rupeswari Devi**, wife of Late Pandit Gangeyo Narottam Sastri of 280, Chittaranjan Avenue, Kolkata and became sole owner of **ALL THAT** Bastu land measuring **3 Cottahs 7 sq.ft** more or less comprised in **Mouza- Bansdrone, J.L - 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdrone, Kolkata- 700070** morefully described **First schedule** hereunder written and thereafter said **PROTIMA DAS** (Owner no. 1 herein) mutated her name in the Books of The Kolkata Municipal Corporation being **Premises No. 60, H.L. Sarkar Road, P.S-**

**Bansdroni, Kolkata- 700070, Assessee No. 311121000603** and also record her name in the land revenue department being **L.R Dag no. 1327, L.R Khatian no. 5099** and constructed residential unit thereon.

**AND WHEREAS** said **PROTIMA DAS** (Owner no. 1 herein) gifted in favor of owner no. 2 herein i.e. **SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q)**, Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Bansdroni, Kolkata- 700070 ALL THAT** undivided Bastu land measuring **4 Chittak more or less** out of total Bastu land measuring **3 Cottahs 7 sq.ft** more or less comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, Premises No. 60, H.L. Sarkar Road, Kolkata- 700070, Assessee No. 311121000603** and said gift deed was registered in the office of **D.S.R-III** at Alipore and recorded in **Book No. I, Volume No. 1603-2025, Pages from 143516 To 143532, Being No. 5900** for the year **2025**.

**STORY OF DEED NO- 00947/2024:-**

**WHEREAS** by virtue of a sale deed dated **07/06/2024** which was registered in the office of **A.D.S.R.** Alipore and recorded in **Book No. I, Volume No. 1605-2024, Pages from 38403 To 38422, Being No. 00947**, for the year **2024 SMT RUMKI SARDAR @ SARADAR** (Owner no. 2 herein) purchased from the then lawful owner **Surojit Kumar Dey**, Son of Pran Gopal Dey of 71, Bansdroni Park, P.O & P.S- Bansdroni, Kolkata- 700070 and became absolute sole owner of **ALL THAT** Bastu land measuring **1 Cottahs 8 Chittak** more or less being **Plot no. 2**, comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 14, R.S No. 381, Pargana- Magura, R.S Dag & L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 1287, Under KMC Ward no. 112, Postal Premises No. 5/6, Simanta Bag, P.S- Bansdroni, Kolkata- 700070** and thereafter mutated her name in the Books of The Kolkata Municipal Corporation being **Premises No. 345, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070** also record her name in the land revenue department being **L.R Dag no. 1327, L.R Khatian no. 5110** and constructed residential unit thereon.

**AND WHEREAS RUMKI SARDAR @ SARADAR** (Owner no. 2 herein) gifted in favour of owner no. 1 herein i.e. **SMT PROTIMA DAS (PAN NO. AXSPD4994K)**, Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdroni, Kolkata- 700070, District South 24 Parganas ALL THAT** undivided land measuring **4 Chittak more or less** out of total land measuring **1 Cottahs 8 Chittak** more or less, being **Plot no. 2**, comprised in **Mouza- Bansdroni, J.L - 45, Touzi. 14, R.S No. 381, Pargana- Magura, R.S Dag & L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5110, Under KMC Ward no. 112, KMC Premises No. 345, H.L. Sarkar Road, Postal Premises No. 5/6, Simanta Bag, P.S- Bansdroni, Kolkata- 700070** said gift deed was registered in the office of **D.S.R-III** at Alipore and recorded in **Book No. I, Volume No. 1603-2025, Pages from 143409 To 143424, Being No. 05574** for the year **2025**.

**AND WHEREAS** the owners herein converted the aforesaid Two plots of land into a single unit corresponding to **K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070**, morefully described in **First Schedule** hereunder written.

**AND WHEREAS** thus the First part/owner no. 1 & 2 herein became joint owners of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603, Dist. 24 pgs(s)** morefully described in First Schedule hereunder written.

**AND WHEREAS** the owners were desirous to raise a multi- storied building upon the said plot of land.

**AND WHEREAS** by an agreement registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 281452 to 281482, Deed No. 10617** for the year **2025** the Owners appointed **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** as the developer of the Premises, for development of the Premises by constructing the New Building having several self-contained spaces, on the terms and conditions contained in the Development Agreement.

**AND WHEREAS** by virtue of a registered **Development Power of Attorney** the Owners herein duly nominated, constituted and appointed **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** as their true and lawful attorneys on behalf of the owners for smooth progress of the construction work and / or development project upon the aforesaid premises and sale out the flats/flat/car parking in respect of Developer's allocation only to third parties. The said power of attorney was registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 281496 to 281510, Deed No. 10718** for the year **2025**.

**AND WHEREAS** out of the allocated part and/ or portion of the Developer's, the Developer declared to sell **ALL THAT** one Residential flat with lift facilities **Being No. ....**, on the measuring about **..... sq.ft. super build up area more or less** consisting of the proposed **Ground plus Three storied** building lying and situated at **K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Dist. 24 pgs(s)** together with undivided impartible proportionate share of the land underneath of the building of the said premises including right of easement, common facilities and amenities annexed thereto to the intending buyers.

**AND WHEREAS** being aware of such intention of the Developer, the PURCHASER approached the Developer for purchasing the aforesaid flat of Developer's allocation in the said building and the Developer has agreed to sell **ALL THAT** one Residential flat with lift facilities **Being No. ....**, on the measuring about **..... sq.ft. super build up area more or less** consisting of the proposed

**Ground plus Three storied** building lying and situated at **K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Dist. 24 pgs(s)** hereinafter called and referred to as **“the said FLAT AND CAR PARKING**, which is morefully described in the **SECOND SCHEDULE** and after inspecting the sanctioned building plan, its measurements, dimensions, documents of chain of title deeds and other muniments the PURCHASER have agreed to purchase the said **FLAT AND ONE CAR PARKING** at or for the consideration amount of **Rs. ....../ (Rupees .....)** only and entered into an agreement for sale dated ..... after making the full payment of consideration amount, this Deed of Conveyance is executed by both the parties.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. ....../ (Rupees .....) only being the full consideration money of the said **ALL THAT** one Residential flat with lift facilities **Being No. ....**, on the measuring about ..... **sq.ft. super build up area more or less** consisting of the proposed **Ground plus Three storied** building lying and situated at **K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Dist. 24 pgs(s)**, well and truly paid by the Purchaser to the Owner and Developer, on or before the execution of this deed, (the receipt whereof, the Owner and Developer do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Owner and Developer does hereby acquit, release and forever discharge the Purchaser and the said flat with undivided proportionate share in the land and the common areas hereby sold) the Owner and Developer does hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with Proposed Ground plus Three storied building standing thereon comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas morefully described in the Schedule-A hereunder written, together with the said flat of the Ground plus Three storied building more fully described in the Schedule-B hereunder written, **TOGETHER WITH** all the rights, appurtenances thereto and all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat with right to use the common areas in common with the Owner and occupiers of the other flats of the said building for the purpose of un interrupted access to and from the main Municipal road or otherwise fully described in the Schedule-C hereunder written, belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof **AND** all the estate, right, title, interest, claim, and demand whatsoever both at law and in equity of the Developer into or upon the said flat and undivided proportionate share in the said land and every part thereof **TO HAVE AND TO HOLD** the said undivided proportionate share in the land and the said flat so to be unto and to the Purchaser absolutely and forever free from all encumbrances.

**THE DEVELOPER DOES HEREBY COVENANT WITH THE PURCHASER as follows:-**

1. The interest which the Developer does hereby profess to transfer subsist and that the Developer hath good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said undivided proportionate share in the land and the said flat hereby granted, conveyed, transferred and sold unto the Purchaser in the manner aforesaid
2. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter, upon, hold, possess and enjoy the said undivided proportionate share in the land and the flat with right to sell, transfer or otherwise alienate the same and pay the rents to the District Collector, South 24-Parganas and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the records of the said authorities and receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever for or by the Developer or any person or persons claiming through under or in trust for the Developer or any of his predecessor-in-title acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Developer or any person or persons lawfully or equitably claiming as aforesaid.
3. The undivided proportionate share in the land together with constructed flat hereby transferred and conveyed are freed and discharged from and against all sorts of encumbrances, trusts, liens and attachments whatsoever. There is no case, suits or proceeding pending before any court of law and the Developer sold the said flat while having good and marketable title therein.
4. The Developer shall from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser make do acknowledge, execute and perfect all such further lawful and reasonable act, deeds and things whatsoever for further better and more perfectly assuring and conveying the said undivided share in the land and the flat hereby sold unto the Purchaser in the manner aforesaid.
5. The Developer shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser produce or cause to be produced to the Purchaser or his agents and attorney or any trial hearing commission, examination or otherwise as writing and also shall at the like request and cost deliver or cause to be delivered to the Purchaser such attested writing or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled.

**THE PURCHASER DOES HEREBY COVENANT WITH THE DEVELOPER as follows:-**

1. That the Purchaser shall pay the proportionate share of Municipal taxes or like taxes under any law, which may be assessed on the entire building, so long as the said flat sold to the Purchaser shall not be separately mutated.
2. The Purchaser shall pay the proportionate cost and expenses for maintaining repairing, renovating of the said building and replacement of any fixtures, fittings, components or accessories of the building for white washing or painting of the outer portion of the building etc. more fully mentioned in the Schedule hereunder written.

3. The Purchaser shall pay the electric charges for consumption of the electricity in his flat proportionately unless the separate electric meter is granted in his name by the Electric Supply authority.
4. The Purchaser shall use the said flat sold to his solely for commercial purpose.
5. The Purchaser shall not make or cause to be made any annoyance or disturbance to the Owner and occupiers of the other flats of the said building.
6. The Purchaser shall not store any inflammable or combustible obnoxious and/or objectionable goods or materials other than L.P.G. kerosene oil for domestic purpose in the said flat sold to his or any part thereof.
7. The Purchaser shall not throw or permit to be thrown dirt, debris, rage or other refuse in the compound, corridor, premises or any other portion outside the said flat.
8. The Purchaser shall keep the said flat sold to his and its walls and partition walls, sewers, drains, pipes and appurtenances thereof in good repair and conditions and in particularly as to support, shelter and lateral part of the building.
9. The Purchaser shall become a member of the Association /Society of the Owner, which may be formed and also do all such acts and things necessary for making such Association /Society for protection management and maintenance of the said building.
10. The Purchaser shall observe, perform, and comply with all the rules and regulations made from time to time for protection, maintenance and management of the said building and also the rules and municipal bye laws.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(Entire Property)**

**ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with Proposed Ground plus Three storied building standing thereon comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana-Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

**On the North** : Land/House of Asit Paul & Sandhya Paul

**On the South** : 11ft KMC Road

**On the East** : Land/House of Subrata Karmakar

**On the West** : 20FT wide KMC Road

**-:: THE SEDOND SCHEDULE ABOVE REFERRED TO :: -**

**(SAID FLAT AND CAR PARKING HEREBY SOLD)**

**ALL THAT** one Residential flat with lift facilities **Being No. ....**, on the measuring about ..... **sq.ft. super build up area more or less** consisting of ..... Alongwith one car parking space being no. .... measuring 135 sq.ft on the Ground floor of the proposed **Ground plus Three storied** building lying and situated at **K.M.C. Premises No. 60, H.L. Sarkar Road, P.S-Bansdroni, Kolkata- 700070, Dist. 24 pgs(s)** TOGETHER WITH undivided proportionate share in land including other common facilities such as overhead and underground water reservoir, drainage, sewerage, pathways and particularly described in the FIRST SCHEDULE above together with the benefits of common areas and facilities referred in the **THIRD SCHEDULE** hereinafter appearing.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Common Area and facilities)**

Stair case on all floors, lift, staircase, landing on all floors, ultimate roof of the said building.

Common passage from K.M.C. Road to the Ground floor stair case landing, water pump, water tank and other plumbing installations and pump room.

Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) etc.

Drainage and sewers, Boundary wall and main gate.

Such other fittings, equipment and fixtures which are being used commonly either or the common purpose or needed for using the individual facilities / amenities.

**THE FORTH SCHEDULE ABOVE REFERRED TO**

**(Common Expenses)**

The expenses of maintaining lift, Expenses of mother meter and common meter, repairing, re-decorating and renewing the main structure and in particular the drainage system, sewerage system, rain water discharge arrangement water electricity supply system to all common areas, mentioned in Third Schedule hereinbefore.

The expenses of repairing, maintaining, while washing and colour washing the main structure, outer walls and common areas of the building.

The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.

Salaries of all persons and other expenses for maintaining the said building.

Corporation taxes, water taxes and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises.

Such other expenses as may be necessary for or incidental to the maintenance and up keeping the premises and common areas and amenities.

**(DESCRIPTION OF WORKS SPECIFICATION IN RESPECT OF THE BUILDING)**

**STRUCTURE AND FOUNDATION:**

Building designed on R.C.C. foundations with Ambuja/Ultratrac cement conforming to Kolkata Municipal Corporation Rules or as per sanction Plan, floor and Design.

**FLOORING:**

**FLOORING & SKIRTING:**

All rooms and verandah will have Vitrified Tiles finished all around with dado, stairs will have Marble finish.

**TOILETS:**

All toilets will be provided with pipe for General water, standard white basin, pan or commode, all toilets' walls will have glaze tiles upto 7' height all around and in bath in area and floor will have Marble finished.

**KITCHEN:**

Kitchen will have One black stone shelf and one Steel sink and floor will have caste in Marble finished.

**DOORS & DOORS FRAME:**

All doors will have and wooden frame and 1 1/2 " thick flush door having commercial ply, Main Entrance door will be Flush door, Collapsible gate on the ground floor.

**WINDOW FRAME & GRILLS:**

All window frames shall be made of Aluminum and shutters with M.S. Grills of suitable design with 3mm smoke Glass.

**INTERNAL WALLS:**

Plaster walls finished with Putty. Bricks work will be done as per KMC Plan.

**EXTERNAL WALLS:**

External walls to be two coated with water proof cement paint such as Asian Paint with Weather Coat.

**STAIR CASE:**

Plaster wall finished with white lime-wash.

**ELECTRICAL:**

All concealed wiring of Finolex/Havel's in every rooms, toilet, kitchen, living-cum-dining and veranda.

**BED ROOMS:**

1. One bracket light point.
2. One tube-light point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 Pin Plug point on Switch Board.
6. Two A.C line

**LIVING/DINING:**

1. One tube light points.
2. One bracket light point.
3. One ceiling fan points.
4. One 5 Amp Point.
5. One 5 Pin Plug Point on Switch Board.
6. One Electric Cell Bell attached at Flats entrance.
7. One A.C line

**KITCHEN:**

1. One ceiling light point.
2. One exhaust fan point.
3. One 15 Amp Point.
4. Microoven point
5. Chimney point
6. Water filter point

**TOILET:**

1. One light point
2. One exhausts Point
3. Washing Machine point
4. One Geyser point

**ELECTRIC METER:**

A separate electric meter shall be provided for each flat at the cost security deposits to be paid reimbursed by the intending buyers of flats holder.

The Developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recorded from the intending buyers or flats holder.

**PLUMBING:**

Concealed Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

**WATER:**

The Developer provides K.M.C water from underground reservoir.

**IN WITNESSES** whereof the parties hereto put their respective hands and seals on the day month and year first above written.

Signed, sealed & delivered

In presence of:-

**WITNESSES:-**

1.

\_\_\_\_\_  
**Signature of the owners Represented  
by their constituted Attorney**

2.

\_\_\_\_\_  
**Signature of the developer**

\_\_\_\_\_  
**Signature of the PURCHASER**

**DRAFTED BY ME**

**ADVOCATE**

**MEMORANDUM OF CONSIDERATION**

**RECEIVED** a sum of **Rs. .... / (Rupees .....)** **only** as an advance only as per the terms of these presents as per the memo below:

**BY CHEQUE/ R.T.G.S.**

<b>BANK &amp; BR.</b>	<b>CHQ.</b>	<b>DATE</b>	<b>AMOUNT</b>
-----------------------	-------------	-------------	---------------

**TOTAL Rs. .... / (Rupees .....)** **only.**

SANJIB THAKUR

  
Proprietor

---

**SIGNATURE OF THE DEVELOPER**

**WITNESSES:**

1.

2.