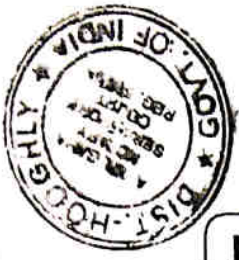


ASHOK KUMAR SAHA

Notary

Govt. of India Regd. No. 589  
48, Gola Mahal, Sadar Bazar,  
Barrackpore, Dist. 24 Pgs. (N)  
Phone :  
Barrackpore Court : 2592 0064  
Serampore Court : 2652 0415



77  
10 JUN 2018

Mobile : 9748592932

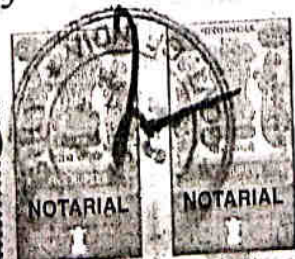
**NOTARIAL CERTIFICATE**



TO ALL TO WHOM THESE PRESENTS shall come, I, Ashok Kumar Saha duly authorised by the GOVT. OF INDIA to practice as a Notary do hereby authenticate, certify attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matter contained therein, presented before me, according to that this is to certify, authenticate and attest and that the annexed instrument "A" is the

Agreement for sale  
Sri Chirstopada foamamix  
Sri And Bapi Das purchaser  
And Kolkata Home Search Developer

Hereinafter referred to as the "executant (s)" on this the 11th day of June Two thousand Eighteen  
The "executant (s)" having admitted the execution of the paper writings "A" in respective hand (s) in presence of the witness (es) who as such subscribe (s) signature (s) thereon and being satisfied as the Identity of the executant (s) and the said executant(s). I have authenticated, verified & attested the execution the "Paper" writings "A" and testify that the said execution is in the respective hand (s) of executant (s).  
An Act where of being required of a Notary : I have granted These Presents as my Notarial Certificate to serve and avail as need occasion shall require.



FAITH AND TESTIMONY  
HEREOF; I, the said Notary have hereunto  
and subscribe my hand and affixed my Notarial  
al of Office at Barrackpore Court Compound In  
the District North 24 Parganas & Hooghly on the 11th  
day of \_\_\_\_\_ in the year of  
Christ 201

Notarial Stamp on Original



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

22AB 410152



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this 30<sup>th</sup> day of May, 2018 (Two Thousand & Eighteen)

Attested  
*Rinku*

A. K. SANA  
Notary Genl. of India  
Barrackpore Court  
Reg. No. 518/12

10.1 JUN 2018

BETWEEN

SRI. Chirstopada Pramanik s/o late Lalit kumar pramanik, christian by faith , village samastapur, post mallancha mahinagar , thana sonarpur ,represented by his Constituted Attorney "KOLKATA HOME SEARCH", a Partnership firm (PAN - AAOFK5042J) having its office at 122A, Southern Avenue, 5<sup>th</sup> Floor, Kolkata29.

AND

SRI, Bapi Das S/O Late Ananda Das BY faith -HINDU, By nationality-Indian, residing at- N3/200 IRC Village, Nayapally,Bhubaneswer, PIN -751015 ,ODISHA .PAN - BMNPD8815L herein after called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his / her heirs, executors, administrators, successors in interest and representatives and assigns) of the SECOND PART.

AND

"KOLKATA HOME SEARCH", a Partnership firm (PAN - AAOFK5042J) having its office at 122A, Southern Avenue, 5<sup>th</sup> Floor, Kolkata- 700029, represented by its Partners viz. 1) SMT. BARNALI MUKHERJEE, wife of SRI. PRATYUSH MUKHERJEE, residing at 6/2 Jadavpur Kolkata - 700032, and 2) SMT. RUCHI K. TIWARI, wife of SRI. ABHISHEK TEWARI, both by faith Hindu, by occupation Business, residing at 39/A/21 P. G. Md. Shah Road Kolkata 700045, herein after called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' heirs, executors, successors, successors-in-office administrators legal representatives and/or assigns) herein after referred to as THIRD PART.



WHEREAS one Ganapati Bhattacharya and Sripati Bhattacharya both sons of late Sarat Chandra Bhattacharya were the absolute Owner of 50 decimals of land situated at Mouza - Sarmastapur, Pargana - Magura, under R.S. Dag No. 126, L.R. Dag No. 145, J.L. No.- 73, under various Khatian Numbers.

AND WHEREAS the said Ganapati Bhattacharya while was in peaceful and uninterrupted possession of the said property died intestate leaving behind his widow Manorama Devi (since deceased) and five sons namely Banomali Bhattacharya, Rabindra Nath Bhattacharya, Gopal Bhattacharya, Umapati Bhattacharya and Dilip Kumar Bhattacharya and they inherited the share left by Ganapati Bhattacharya.



AND WHEREAS the said Sripati Bhattacharya while was in peaceful and uninterrupted possession of the said property died intestate leaving behind his only widow Nalini Bhattacharya (Since deceased) and five sons namely Bhupati Bhattacharya, Mukunda Bhattacharya, Amar Nath Bhattacharya, Sukumar Bhattacharya, Sunil Bhattacharya and they inherited the share left by Sripati Bhattacharya.

AND WHEREAS the aforesaid Owner for urgent need of money sold and conveyed and transferred 26 decimals from the eastern side of land out of the 50 decimals land, situated at Mouza - Sarmastapur, Pargana - Magura, Dag No. 126 (L.R. Dag No. 145), Touzi No. 71, J.L. No. 73, under Khatian No. 433 & 435 under Poleghat Gram Panchayat, under P.S.- Sonarpur, in favour of one Sri Sanatan Mondal, son of late Nagen Mondal by virtue of a

2.

Attested  
A. KR. BAMA  
2018

Q. M.

Registered Bengali Kobala being No. 6110 registered on 26.07.2001 in the office of the Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 103, pages 97 to 104.

AND WHEREAS the said Sanatan Mondal while was in peaceful and uninterrupted possession of the said property sold, conveyed and transferred 18 decimals of land out of the aforesaid purchased 56 decimals of land in favour of Sri chritopada Pramanik, son of Sri lalit kumar Pramanik, by virtue of a Registered Bengali Kobala being No. 4923 registered on 18.07.2007 in the office of the Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 97, pages 271 to 276.

AND WHEREAS the owner herein decided to develop the said land by constructing a Multistoried building thereupon, due to paucity of fund and lack of knowledge, the said owner approached the Developer M/S. Kolkata Home Search hereinto construct a building upon the said premises which is more fully and particularly described in the **SCHEDULE "A"** written hereunder and thereafter by knowing the intention of the Owner the Developer herein approached and agreed for raising construction and erecting a newly proposed building upon the above said land and considering the feasibility of the proposal of the Owner, the Developer herein agreed to act as Developer and ultimately both of them mutually agreed under certain terms and for the year 2017.

AND WHEREAS the Owner have since entered into a Development Agreement dated 2<sup>nd</sup> March for construction of a straight four storied building with the Developer and to carry on construction activities the Owner handed over peaceful possession of the said property to the Developer. Be it mentioned here that the developer will have 99% area of land and constructed area as developer's allocations and owner will have 1% land and constructed area as owner's allocation as per the Development agreement.

AND WHEREAS the Owner herein executed a Development power of Attorney in favour of "KOLKATA HOME SEARCH", and the said constituted attorney appointed by virtue of a Development Power of Attorney, for the year 2018.

AND WHEREAS the intending Purchaser, the Second Party herein inspected the construction site and viewed the site at Sarmastapur.

AND WHEREAS the Developer have a copy of the chart showing devolution of title from time to time and also given inspection of the original documents to the intending Purchaser at the office of the Developer.

AND WHEREAS the Purchaser being satisfied about marketable title of the Owner in respect of the property and rights and interest of the Developer the Purchaser has become interested to purchase a self-contained residential flat under the developer's allocation comprising a built up area 370 Square feet more or less on the **2ND Floor PREMISES NO-3B** of the said straight four storied building under construction including undivided proportionate share of land and the interest in the common areas and facilities more fully described in the **SCHEDULE "B"** hereinafter written.

AND WHEREAS the Purchaser and the Developer have mutually negotiated the cost of the said flat at Rs. 6,00,000/- (Rupees **SIX LAKH** ) only.

AND WHEREAS the Purchaser and the Developer have agreed on the terms and conditions hereunder appearing:

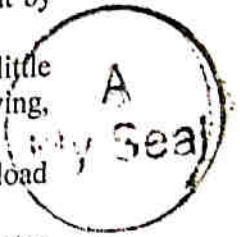
**THIS INDENTURE WITNESSETH AS FOLLOWS:-**

1. That the Developer herein has already shown all Xerox copies of the relevant Deeds and documents including title deed Sketch plan, building plan, tax receipts etc. in favour of the Owner herein and the Purchaser has already inspected the same and after

Attester  
Rajendra  
K. SAHA  
11 July 2018

My Seal  
A  
My Seal

- being satisfied with the title of the Owner and Developer in respect of the aforesaid flat and agreed to purchase the same.
2. That the Purchaser has agreed to purchase the said self-contained flat on the **2<sup>ND</sup> Floor block-2** of the Straight Four storied building.
  3. That the said flat on the **SECOND Floor block-2** has been more specifically described in the Schedule "B" hereto.
  4. That the total price of the said flat has been settled at Rs. 6, 00,000/- (SIX LAKH ) only and measurement of the flat shall be approximately 370 Sq. ft. built up area of the same or a little more or less and payment shall be made in the manner hereunder settled:-
    - a. Rs. 1, 70,000/- (Rupees ONE LAC SEVENTY THOUSAND ONLY) only shall be paid as an advance on or before execution of this Agreement to the Developer.
    - b. Rs. 1, 30, 000/- (Rupees TWO LAC THIRTY THOUSAND) only shall be paid on completion of Brick Works of the entire building.
    - c. Rs. 1, 50, 000/- (Rupees ONE LAC FIFTY THOUSAND) only shall be paid on completion of Floor laying, Tiles fittings in the kitchen, toilet.
    - d. Balance of Rs.1,50,000/- (Rupees ONE LAC FIFTY THOUSAND) only will be paid at the time of registration of the said flat or delivery of possession of the said flat in a habitable manner whichever is earlier in favour of the Purchasers.
    - e. The entire construction shall be completed by the next 18 (EIGHTEEN) months from the date of signing this Sale Agreement and the physical possession of the flat will be handed over to the Purchaser on receipt of final payment in full.
    - f. That the Developer do hereby admit and confirm that all payment made / to be made under this Agreement to be valid discharge of the liability for payment by the Purchaser.
  5. That the area of the said flat shall be approx. 370 Square feet (built up area) a little more or less and shall consist of One bed room, one kitchen, one dining, one living, one w.c, one bath.
  6. That the Purchaser shall not be entitled to cause any change in elevation and / or load bearing factor of the building at any time unless approved by the Developer.
  7. That specification of fitting of the doors, windows, internal electric wirings, water pipe lines, soil pipelines are fully described in SPECIFICATION OF CONSTRUCTION annexed hereto.
  8. That the common use areas and common use items are specified in SCHEDULE "C" written.
  9. That it will not be obligatory on the part of the Developer to send any notice for payment, but Developer may from time to time request for payment without prejudice to facilitate smooth construction work at the referred site.
  10. That in spite of having good marketable title in respect of the said flat under this agreement for sale and in spite of readiness and willingness of the Developer / Developer for the same in respect of the flat under sale, if the Purchaser fails to purchase the said flat on payment of consideration as aforesaid, in that event the Developer / Developer shall have the liberty to cancel this Agreement and to transfer the said property to any Third Party without any further reference and the money paid as advance will be refunded to the Purchaser herein at one time within 15 days without any interest after deducting a sum of Rs. 10, 000/- (Rupees Ten Thousand) only as liquidated damage.
  11. That similarly in spite of the readiness and willingness of the Purchaser for purchasing the said flat on payment of total consideration money, in the aforesaid manner, if the Developer / Developer fails to execute and register the Deed of



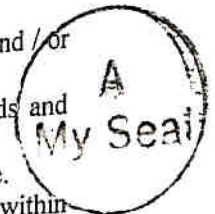
4

*Prateek*

A. KR. SAHA

*Prateek*

- Conveyance in favour of the Purchaser or his/her nominee or nominees in that case the Purchaser shall have the liberty to either get refund of the advance money along with interest payable @ 20% per annum, so paid at one time within 15 days from the date of notice by the purchaser in regard to cancellation of these agreement for sale and for refund of the earnest money till date has paid.
12. That the Developer / Developer herein undertakes that during the subsistence of this agreement it will not allocated to any Third Party without any consent of the Purchaser and they also declare that they have not alienated or charged the said flat to any Third party and it is free from all encumbrances.
  13. That the Purchaser herein undertakes that after getting possession of the property and after becoming the Owner of the flat they will become the member of the Owner's association which would be formed by the flat Owner or co-Owner of the building and shall pay regularly all common expenses or charges to be imposed by the said Owner's association.
  14. That the Purchaser herein will have liberty to check the construction as and when desire and inspect the material to be applied in construction or to be fitted in the said flat.
  15. That decision of the Developer's Architect as to construction, measurement and quality of fittings and fixtures shall be final and binding on both parties. Developer shall provide Architect certificate relating to construction after completion of Apartment.
  16. That the price has been fixed inclusive of cost of proportionate share in the undivided land.
  17. That individual Purchaser will be required to apply for electricity connection as per CESC Rules which will be assisted by the Developer at the cost and expenses of the Purchaser. Installation on charges of Sccommon meter / mother meter at the building premises shall be borne by the Developer.
  18. That in the event of selection of special / additional items of fittings, fixtures and / or other amenities the same may be considered to an extra cost of the Purchaser.
  19. That the Purchaser shall not store any inflammable items, combustible goods and shall not cause nuisance and / or acts of annoyances for other inhabitants.
  20. That the provisions of Apartment Ownership Act shall apply as far as applicable.
  21. That any requisition and / or interrogatories as to title shall have to be made within fifteen days from the date of execution of this Agreement for Sale thereafter no such interrogatories as to title shall be entitled.
  22. That force-majeure clause shall apply in all cases.
  23. Those on completion of the building the Owner together with the Developer shall transfer execute and register the sale Deed in favour of the Purchaser at the cost and expenses of the Purchaser, the legal fees will be paid by the purchaser for registration only.
- At all times from the date of possession of the said flat, the Purchaser shall pay proportionate part or share of all common expenses, charges and other outgoing regularly and punctually without any default, as mentioned in SCHEDULE "D".
25. That from the date of taking over possession until separate assessment of the said flat is done by the authorities; the Purchaser shall pay the proportionate part or share of taxes, cess, levies and other charges of the said premises in accordance with law.
  26. That the Purchaser will not use the said flat other than residential purpose.
  27. That the parties including their heirs and successors are binding to the terms and conditions of this agreement.



Attested  
*[Signature]*  
 J. K. SAHA  
 District Collector  
 District of India

8 JUN 2018

*[Signature]*

28. That the Developer shall provide assistance to Purchaser for taking Home buying Loan from any nationalized bank.
29. That the developer / owner must obtain C.C. from the competent authority within 3 (three) months from the date of delivery of flat and to be delivered to the Purchaser herein forthwith.

**THE SCHEDULE - "A" ABOVE REFERRED TO**

(Description of Property)

**ALL THAT** piece and parcel of Shali land admeasuring 8 decimals, situated at Mouza - Sarmastapur, Pargana - Magura, Dag No. 126 (L.R. Dag No. 145), Touzi No. 71, J.L. No. 73, under Khatian No. 433, 435, L.R. Khatian No. 15 under Poleghat Gram Panchayat, under P.S.- Sonarpur, District - South 24 Parganas, together with straight four storied building having a built up area of 2960 sq. ft. on each floor totally ad-measuring an area of 370 sq. ft. built up area which was butted and bounded as follows :-

ON THE NORTH	:	Land Belongs to Sri Khristapada Pramanik
ON THE SOUTH	:	Land Belongs to Sri Satish Ghosh
ON THE EAST	:	Land Belongs to the Developer
ON THE WEST	:	Land Belongs to Dr Shiekh

**THE SCHEDULE - "B" ABOVE REFERRED TO**

(Description of Flat)

**ALL THAT** self-contained residential flat comprising a built up area 370 Square feet more or less on the **2ND FLOOR , PREMISES NO-2F** flat of the said straight four storied building under construction as per Schedule "A" property consisting of of One bed room, one kitchen, one dining ,one living, one w.c, & one toilet, as shown in the sketch plan attached hereto and delineated therein with RED border lines, together with undivided proportionate share of land being poleghat Gram Panchayet.



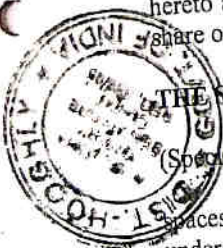
**THE SCHEDULE - "C" above REFERRED TO**

(Specification of common use items and area)

Entrance and exists, boundary walls and main gate, stair case including landing spaces, terrace and open terrace of the said building, water supply system including underground and overhead water reservoir, pump set, distribution lines, drainage, sewerage, electrical wirings up to distribution centre, common lights, sanitation and plumbing system including undivided share of the land described in the Schedule "A".

**THE SCHEDULE - "D" ABOVE REFERRED TO**

(Common expenses to be borne by the Purchaser)



Checked  
A. KR. BANA  
Secretary Govt. of West Bengal

*B. Das*

61 JUN 2018

1. **MAINTENANCE:**  
All expenses for maintenance of maintaining, white washing, painting, repairing, repainting, renovation / renovating and replacing the common areas and common installation including water, walls of the building.
2. **OPERATIONAL EXPENSES:**  
All expenses for funding and operating all machines equipments and installations for common facilities and utilities including the costs of repairing, renovating and replacing the same.
3. **TAXES:**  
Municipal and other rates, taxes and levies and all other outgoing in respect of the premises and building (same and except those assessed separately in respect of any unit).
4. **RESERVE:**  
Creation of funds for replacement/renovation and/or other periodic expenses.
5. **OTHERS:**  
All other expenses and/or outgoings including common expenses are to be incurred by the Purchaser and the Association for common purposes.

**THE SCHEDULE "D" ABOVE REFERRED TO**

Job Specification As Per Mutually Agreed between Developer and Purchaser.  
For collapsible gate and electric meter for which the Land Owner will pay the cost for their allocation and the Developer will pay through their intending Purchaser/s the cost for the above.

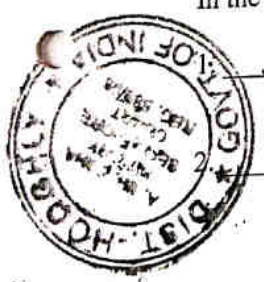
Maintenance cost of flat / unit will be borne by the respective holder / Owner of the flat / unit. But common maintenance cost will be borne by the flat Owner / holders jointly for the common area & service.

The Developer will provide a main door of the said flat at his own cost and the another main door of the said flat will make by the Purchaser herein at their own cost.



**IN WITNESS WHEREOF** the PARTIES hereto have set and subscribed their respective hands and signatures this the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**  
In the presence of **WITNESSES:**



*Ashok Das (54, Tolly Gunge Rd Kol-26)*

*B. Das (Bapi Das)*

**SIGNATURE OF THE PURCHASER**

**SIGNATURE OF THE DEVELOPERS**

**MEMO OF CONSIDERATION:**

7

*Ashok Das*  
A. KR. SAHA  
Notary Public of India



RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 1,20,000/- (Rupees one LAC TWENTY THOUSAND ONLY ) only as earnest money or a part consideration out of total price money of Rs. 6,00,000/- (Rupees SIX LAC ) only for agreed to sale the SCHEDULE "B" Property as mentioned earlier and as per Memo below:-

WITNESSES:-

1. \_\_\_\_\_

SIGNATURE OF THE DEVELOPER

2. \_\_\_\_\_



*Be*

8

Attested  
*Be*  
A. M. SAHA  
Notary Gov. of India  
Barampore Court  
889, 890

JUN 2018

Dated \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

# NOTARIAL CERTIFICATE



In the matter of  
Instrument "A"  
And  
In the matter of :  
**NOTARIAL CERTIFICATE**



सत्यमेव जयते

Phone :

Barrackpore Court - 2592 0064

Serampore Court - 2652 0415

**SRI ASHOK KUMAR SAHA**

LL.B, Advocate

Notary Public, Govt. of India

Regd. No. : 589

District - Hooghly & North 24 Parganas

Residence & Chamber :

48, Gola Mahal, Sadar Bazar,

P.O. & P.S. : Barrackpore,

Dist. : North 24 Parganas, W.B.

Mob. : 9748592932

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## KOLKATA HOME SEARCH

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## About Us

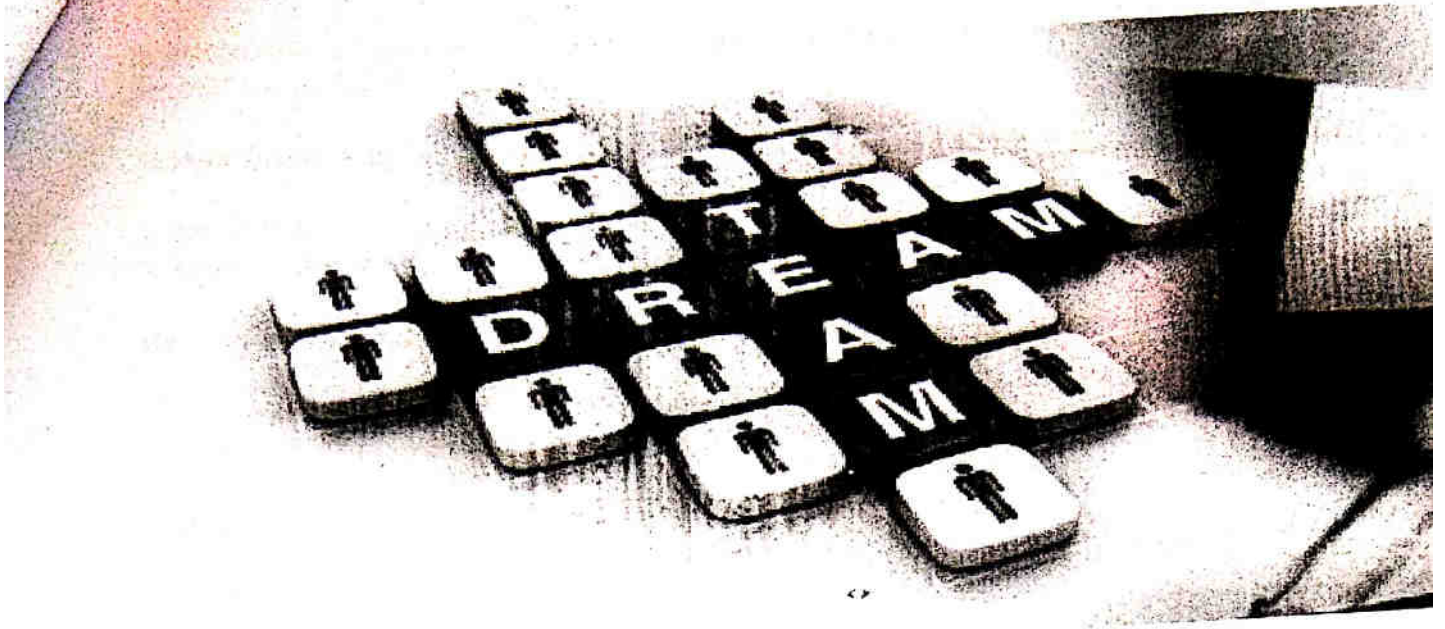
### Welcome To KOLKATA HOME SEARCH

Kolkata Home Search:

Successful in the most important Real Estate Markets of the future

Kolkata Home Search is one of the Kolkata's leading property investment and asset managers. Under the strategic management of the holding in Kolkata, Asansol, Guwhati, Ranchi, Patna and other Eastern India cities, property consultant of each region are locally responsible for the operative management in their market regions. Through this, Kolkata Home Search is able to secure its long term local presence in the key markets of the future. The goal hereby is the development and management of a diversified and centrally managed real estate portfolio on behalf of the Kolkata Home Search investors.

### Our Valuable Team



**Abishek Tewari (Chief advisor)**

Abhishek Tewari, Founder of Ashok Enterprises. His experience covers a breath of projects under Real Estate and Mutual Fund. He was associated with Reliance Mutual Fund and Kotak Securities. He is recognized for his outstanding performance which has re-defined efficiency till date. With his knowledge base and incredible networking skills he is crafting the framework of marketing for the organization. Personally, he is inclined towards traveling and adventure sports. This brings in him a contagious energetic attitude that his colleagues and clients look forward and compliment for.

**Pratyush Mukerjee (CEO)**

Graduate from Presidency College, who has got extensive working experience of more than 12 Years in FMCG Companies. He has served few companies in India and Middle East location.

**Alok Safaui (legal)**

A law graduate from one of the very reputed Law College, with vast experience of handling legal matters. Served many real estate companies, now attached with us to handle the legal matters of the property we sell in order to make the selling of property hassle free.

**Amit Singh (property advisor)**

An enthusiastic young man who will be always in touch with the client. He is one stop solution for all your problems regarding real estate investment. A guide who will always lead you to the right path of investment.

**Ujjwal Banerjee (Project Manager)**

A person to be in touch for Kolkata location. Having vast experience in sales. Worked with reputed companies like Hindustan Liver, Birla and Sunlight etc.

**Suman Sarkar(City Advisor)**

A person to be in touch for Guwhati location. Having vast experience in sales. Worked with Reliance Mutual fund and Survidhi Capital.

**Ravish Srivastava (City Advisor)**

A person to be in touch for Asansol location. Having vast experience in sales. Worked with reputed companies like ICICI Life, HDFC and Survidhi Capital.

**SIDDHARTHA CHAWLA(PARTNER)**

EDUCATION : B.COM (HONS) MBA FINANCE AND MARKETING (IISWBM), LLB (KANPUR UNIVERSITY)

**RUCHI TIWARI (PARTNER)**

**BARNALI SANT (PARTNER)**

Other than this we have few more people to name who are working on ground level and helping us to locate the right property.

**A chain of 80 business associates makes our database even more stronger, leaving no stone unturned to meet our client's requirement.**

- 
- 

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- 9903393094

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