



80AA 501959



WEST BENGAL

INDIA NON JUDICIAL

AGREEMENT FOR SALE

THIS AGREEMENT MADE on this the 10th day of Sept, 2014 BETWEEN AVADH MERCHANTS PVT. LTD., a company incorporated under the Companies Act 1956, Vide Certificate of Incorporation No. U51109 WB1993 PTC058 278, represented by its Director SRI. RAJ KUMAR BHATTER, having its registered office at Viswakarma Building, 86C, Topsia Road, Kolkata-700046, hereinafter called and referred to as the **OWNER/VENDOR** (which expression shall mean and include as his legal heirs, representatives, administrators, successors and assignee) through their nominated Constituted Attorneys (1). SRI. SAMBIT BASU, son of Dr. Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, Joteshibrampur, P.S. Maheshtala,

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SKYWOOD DEVELOPERS PVT. LTD.

Director

SKYWOOD DEVELOPERS PVT. LTD.

Director

SKYWOOD DEVELOPERS PVT. LTD.

Director

10 SEP 2015



SKYWOOD DEVELOPERS PVT. LTD.

Director

SKYWOOD DEVELOPERS PVT. LTD.

Director

SKYWOOD DEVELOPERS PVT. LTD. P/3.

10 SEP 2015

little more or less in R.S. Dag No-1002, 1003, and other lands lying and situated at Mouza-
Kharibhera, L. No-29, Pargana-Magura, L.R. Khatian No-2223, under Purba Bishnupur Gram
Panchayet P.S. & A.D.S.R. Office Bishnupur, District: 24 Parganas South, as fully described in the
schedule written hereunder and hereinafter referred to as the said 'lands'.

Director

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(4).

also executed a General Power of Attorney in favour of the Developer, the said Power of Attorney was registered on 28.02.2013 at the Office of D.S.R. IV at Alipore and entered in Book No-1, CD Volume No-8, Pages-570 to 579, being No-01626 for the Year 2013 and accordingly party of the 2nd Part is empowered to do any acts or things for promoting a Building Complex and also empowered to take advance money from the intending purchaser/purchasers.

AND WHEREAS the 2nd Party will construct a Residential Complex of G+4 Buildings in 3 Blocks on the said land and will give to the 1st Party/Owner 40% (forty percent) of the total saleable area of the building to be constructed towards the Owner's Allocation.

AND WHEREAS it is also agreed between the parties that the proposed buildings should be made of or constructed with standard materials with Vitrified Tiles floors and Plaster of Paris walls.

AND WHEREAS on the strength of the said Development Agreement and Power of Attorney executed by the Owner in favour of the Developer and also with the Sanctioned Building Plans by the District 24-Parganas South Zilla Parishad vide Building Plan No-272/402 dated 29.11.2013, the Developer is entered into this agreement with the Purchaser on the following Terms and Conditions.

TERMS AND CONDITIONS.

1. That the Third Party/Purchaser will purchase a self contained Flat i.e. the flat on the 2nd Floor i.e. Flat No- 2D, in Block- 2, measuring about 897 Sq. ft super built-up area, along with 1(one) semi covered Car Parking in the Ground Floor properly described in the Schedule 'B' hereunder written at a total consideration as follows:

Basic Sale Price: (897 X Rs.1743/- per sq.ft.)	Rs. 15,63,471/- sq.ft.
Semi Covered Car Parking Space	Rs.2,00,000/-
Service Tax @ 3.09%	Rs. 54,491/-
Power Back-up Charges	Rs. 80,000/-
Facility Charges	Rs.20,000/-
Advance Maintenance @Rs.1.5/- x 12months	Rs. 16,146/-
TOTAL	Rs. 19,34,108.00
Rupees Nineteen Lacs Thirty Four Thousand One Hundred Eight Only	

SKYWOOD DEVELOPERS PVT. LTD.

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10 SEP 2015

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Director

Director

Director

Manager to Bank



2. That the Purchaser have paid a sum of Rs. 5,00,000/- (Rupees Five Lacs) only towards the earnest money or booking price.

3. That the specification of the materials, fittings, fixtures given below in the schedule under proposed flat is in the Schedule 'C' hereunder written.

i) That it is agreed by and between the parties that the delivery of possession of the flat shall be made by October, 2016.

ii) That the possession will be given to the purchaser after getting full payment and after registration of deed of conveyance in favour of the Purchasers.

iii) That the sale deed will be registered in favour of the Purchaser after getting full consideration money from the Purchaser.

iv) If the Purchaser wants to introduce any sorts of special type of fittings or fixtures and construction work other than specification on that event the payment of extra work should be made to the Developer as and when it will be necessary or demanded by the Developer.

The mode of payment for the flat will be as follows:-

On Application	Rs. 5,00,000/-
On 1 st Roof Casting	10% of BSP
On 2 nd Roof Casting	10% of BSP
On 3 rd Roof Casting	10% of BSP
On 4 th Roof Casting	10% of BSP
On Brick Works	10% of BSP
On Flooring	5% of BSP
On Registration & Possession	5% of BSP + Extra Charges + Registration Cost + Stamp Duty + Govt. Levies + Lawyers Fees (as per actual)

v) Sale Deed of Flat shall be executed and registered in favour of Purchaser/Third Party after full payment is made through Company's Lawyer.



SKYWOOD DEVELOPERS PVT. LTD.

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Kaushik D.

Director

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Director

Director

10 SEP 2015



Kolkata-700141, (2) SRI. KAUSHIK DAS, son of Mr. Khagendranath Das, by faith Hindu, by occupation Business, residing at Amtala Housing Complex, N.D. Road, P.O. Kanyanagar, P.S. Bishnupur, Amtala, Pin-743398, AND (3) SRI. KALI PADA SAHA, son of Late. Phani Bhusan Saha, by faith Hindu, by occupation Business, residing at 41, Bhupen Roy Road, Flat-1B, Behala, Kolkata-700034, vide Registered Power of Attorney dated 28th February, 2013, registered at Office of D.S.R. IV at Alipore and entered in Book No-1, CD Volume No-8, Pages-570 to 579, being No-01626 for the year 2013, of the **FIRST PART** :

AND

SKYWOOD DEVELOPERS PVT. LTD., a Private Limited Company incorporated under the Companies Act, 1956 Vide Certificate of Incorporation No. U45400 WB2012 PTC186 063, having its registered office at 32-5, Block-A, Ground Floor, New Alipore, Kolkata-700 053, duly represented by its Directors (1). SRI. SAMBIT BASU, son of Dr. Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, Joteshibrampur, P.S. Maheshtala, Kolkata-700141, (2). SRI. KAUSHIK DAS, son of Mr. Khagendranath Das, by faith Hindu, by occupation Business, residing at Amtala Housing Complex, N.D. Road, P.O. Kanyanagar, P.S. Bishnupur, Amtala, Pin-743398, AND (3). SRI. KALI PADA SAHA, son of Late. Phani Bhusan Saha, by faith Hindu, by occupation Business, residing at 41, Bhupen Roy Road, Flat-1B, Behala, Kolkata-700034, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (which expression shall mean and include as their heirs, representatives, successor and administrators, successor in office and assignee) of the **SECOND PART** :

AND

(1) **MRS. RANJEETA BARUA** wife of Tapan Kumar Barua by occupation – Housewife , (2) **MISS TAPASYA BARUA** daughter of Sri Tapan Kumar Barua , Occupation- Student, both are by faith – Buddhist, both are residing at 212/1, Bombai Bagan Road, P.O.- Sarsuna, Kolkata- 700061, hereinafter referred to as the **PURCHASER** (which expression shall mean and include as her heirs, legal representatives, successors or successor and assignee) of the **THIRD PART**:



WHEREAS Avadh Merchants Pvt. Ltd. are the absolute Owners of Land measuring 43.71 Decimal little more or less in R.S. Dag No-1002, 1003, and other lands lying and situated at Mouza Khorberia, L. No-29, Pargana-Magura, L.R. Khatian No-2223, under Purba Bishnupur Gram Panchayet, P.S. & A.D.S.R. Office Bishnupur, District: 24 Parganas South, as fully described in the schedule written hereunder and hereinafter referred to as the said 'lands'.

SKYWOOD DEVELOPERS PVT. LTD.

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SKYWOOD DEVELOPERS PVT. LTD.

Kanchuk

Director

Director

Director



AND WHEREAS the Owner/Vendor became the absolute owner of land vide 5 Registered Deed of Conveyance which are as follows

1. Vide Deed No: 07526, dated 30.09.2010, registered at D.S.R.IV at Alipur entered in Book No-I, CD Volume No-26, Pages- 1157 to 1171, for the year 2010, from Sri. Panchu Charan Sardar, land measuring 33 Decimal in Dag No-1002.
2. Vide Deed No: 01748, dated 24.03.2009, registered at A.D.S.R. at Bishnupur, and entered in Book No-I, CD Volume No-7, Pages- 3929 to 3949, for the year 2009, from Sri. Danial Gayen and others, land measuring 11 Decimal in Dag No-1002.
3. Vide Deed No: 00129, dated 07.01.2013, registered at A.D.S.R. at Bishnupur, and entered in Book No-I, CD Volume No-1, Pages- 2010 to 2031, for the year 2013, from Sri. Jayanta Routh, land measuring 18.56 Decimal in Dag No-1003.
4. Vide Deed No: 00127, dated 08.01.2013, registered at A.D.S.R. at Bishnupur entered in Book No-I, CD Volume No-1, Pages- 1991 to 2009, for the year 2013, from Sri. Suresh Halder and others, land measuring 4.67 Decimal in Dag No-1003.
5. Vide Deed No: 05673, dated 21.10.2011, registered at A.D.S.R. at Bishnupur entered in Book No-I, CD Volume No-21, Pages- 2493 to 2511, for the year 2011, from Smt. Shila Sarkar, land measuring 9.33 Decimal in Dag No-1003.

AND WHEREAS after such purchase AVADH MERCHANTS PVT. LTD. are in absolute possession of all that land measuring 43.71 Decimal by mutating their name in the records of B.L.R.O and by paying taxes.

AND WHEREAS the Vendor decided to Promote through the Developer Party of the 2nd Part a residential complex of G+4 Buildings in their 43.71 Decimal of land in Mouza- Khariberia, J.L. No-29, Pargana-Magura, L.R. Khatian No-2223, under Purba Bishnupur Gram Panchayet, P.S. & A.D.S.R. Office Bishnupur, District: 24 Parganas South:
Land measuring 20.71 Decimal in Dag No-1002.
Land measuring 23 Decimal in Dag No-1003.

AND WHEREAS the Vendor, party of the 1st Part entered into an Development Agreement with the Developer party of the 2nd Part, on 15.01.2013 for erecting a Residential Building Complex of G+4 Buildings on the said plot of land under the name and style "SKYWOOD GREENS". The said Development Agreement was registered at the Office of D.S.R. IV at Alipore on 28.02.2013 and was entered in Book No-I, CD Volume No-8, Pages-547 to 569, being No-01625 for the year 2013. The said Vendor



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SKYWOOD DEVELOPERS PVT. LTD.

Kaushik Das
Director

10 SEP 2015

Director

Director

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SCHEDULE 'B' ABOVE REFERRED TO.

ALL THAT piece and parcel of a self contained Flat on the 2nd Floor , North- West Facing , measuring 897 Sq.ft. approx super built up area i.e. Flat No- 2D, in Block- 2 , along with 1(one) semi covered Car Parking in the Ground Floor with underneath proportionate share of the ground floor of "SKYWOOD GREENS", lying and situated at Mouza- Khariberia, J.L. No-29, Pargana-Magura, Dag No- 1002, 1003, L.R. Khatian No-2223, under Purba Bishnupur Gram Panchayet, P.S. & A.D.S.R. Office Bishnupur, District: 24 Parganas South, which consists of 2 Bed Rooms, 1 Kitchen, Living cum Dinning Room, 1 Toilet (bath & privy), 1WC, Balcony with Lift facility and supply of water from deep tube-well source with electric connection (at the cost of Purchaser) with all amenities annexed hereto with user of all common portions described in the Schedule 'D' with the other flat owners.

Refer to Annex

SCHEDULE 'C' ABOVE REFERRED TO.

(Specification of Materials and Fittings and Fixtures).

- 1. Foundation : Re-in-force cement concrete colum roofing, the proportionate share of the materials (4:3:1)
- 2. Super structure : Re-in-force concrete framed structure area (4:3:1)
- 3. Walls : Brick Masonary external wall 8" and all other partition walls of 3" thick. The proportionate share of brick work are 8", 5" respectively (5:1 or 6:1) (4:2 or 4:1) ceiling plaster.
- 4. Flooring : All floors except kitchen and toilet floor will be Vitrified Floor Tiles with 4/5" inches skirting.
- 5. Kitchen/Toilet Floor : It will be finished with Anti-Skid Tiles with 4/5" inches skirting.
- 6. Doors : Frame shall be made of Wood. Flash door (32 mm) and Black Board, 32 mm thick flush door with both sides commercial ply hot pressed. Toilet Door of PVC.
 - : 2 lever locks main door tower 9/6, inches tower bolts to be provided in all doors as required.
 - : With Aluminum frame sliding window with 3 mm glass fitted of standard make.



SKYWOOD DEVELOPERS PVT. LTD. SKYWOOD DEVELOPERS PVT. LTD.p/8.

Kausik
Director

10 SEP 2015
Director

9. Sanatary and
Plumbing Works



Standard make P.V.C. pipe. G.I. pipe, P.V.C. pipe of medium type of standard make, Bathroom fitting : Bathrooms will be furnished with standard make white fitting and fixtures like white commode, basin white fiber glass low down, cistern. Attached bathroom will be provided with hot and cold water lines only but there will be no greaser provided by the Developer. Stop Cock and all other bathroom fittings shall be standard make.

Paris
Kansera

10. Electrical

Main electric work connection will be arranged by the Vendor/Developer from the competent authority. But the purchasers will bear the cost for individual meter. Electrical wiring will be concealed wiring in PVC Polythene pipe buried in floors and walls and fitted with piano type switches and kit kat fuses. Such flat will be provided with the following electrical points :

BED ROOM : 2 Nos. light point, 1 No. Fan Point, 1 No. 5 amp plug point on main switch board and 1 AC Point.

KITCHEN : 1 No. 6 pin 5/15 amp. Plug point, 1 No. light point, 1 Exhaust/Chimney point.

TOILET : 1No. 15 amp. Point, 1No. light point, 1 No. 5 amp. Plug point, 1 No. light point.

DINING & LIVING : 1No. Telephone point, 1 No. T.T. plug point, 1 No. 15 amp. Fridge point, 1/2 No. No. fan point, 2 Nos. light points, 1 No. 5 amp. Plug point on switch board.

BALCONY : 1 No. Light Point each.



For Walls : Plaster of Paris for internal walls of all rooms, inside doors one coat of Wood Primer.

White/Colour 6" x 6" glazed tiles dado upto 6' ft. height.

SKYWOOD DEVELOPERS PVT. LTD.

SKYWOOD DEVELOPERS PVT. LTD.

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Director

Director
10 SEP 2015

.....p/9.



13. Kitchen

Kitchen shelf for gas oven will be black stone fitted and black stone sink kitchen platform will be covered by glazed tiles upto a height of 3' ft.

14. General

Stair case floor to be finished with Marble/Matt Tiles, garage wall & ceiling stair case wall ceiling to be given 2 coats white wash. External walls to be painted with Weather Coat Paint of standard make. All Ground Floor flooring except inside of the flat, other areas shall have I.P.S. Flooring. B/W water tank to be provided.

15. Generator

A diesel/ petrol generator with A.M.F. panel to be provided to cope up emergency power requirement at extra costs.

16. Lift

Lift for 6 passengers of standard make.

17. Change in Specification :

In addition to our general specification the proposed owner, if so desire, may request for changing only, the internal portion in the Specification in certain items of his choice in his own unit and cost difference if only (at the prevailing market rate with our standard specification would be borne by the proposed owner. In this regard the intender of the change should ask developer for the pricing of the item and have to be given in cash before the intended work is initiated.

18. Addition/ Alteration/ Modification :

In case of addition/alternation/modification (only internally) if desired by the proposed owner, and estimate will be submitted to him/her for the same estimated agreed upon the proposed owner to be paid extra.



SCHEDULE 'D'

(Common Facilities)

1. Common Roof.
2. Common Meter Room.

Parvathy Banu



vi) The Purchaser/Third Party can transfer his/her allotted flat to other party of their choice before registration provided all dues are cleared and transfer fee of 3% of flat value is paid. Locking period for such transfer of Flat is 1 year from the date of Booking.

vii) Delay in payments of the respective due date over three months shall not be condoned. In case of such delay, the Flat may stand cancelled and Company shall deduct 20% of the paid amount. In case of such cancellation, the Purchaser/Third Party shall have no right on the Flat. Such payment will be refunded to the Purchaser/Third Party by the Developer/Second Party without any interest and after deduction of said charges.

viii) The Purchaser/Third Party agrees that the allotment of the Flat is subject to the FORCE MAJUURE clause. If the Developer fails to deliver the said Flat within the stipulated period on that event the Developer/Second Party shall be liable to pay Banking Interest on the paid amount for the delayed period.

ix) The both the Parties shall have the liberty to enforce this agreement under specific Performance Contract Act against violation of terms and conditions of this agreement from the part of the Second Party or on the part of the Third Party.

SCHEDULE 'A' (SCHEDULE OF LAND)

ALL THAT piece and parcel of land measuring 43.71 Decimal little more or less out of 183 Decimal lying and situated at Mouza- Khariberia, J.L. No-29, Pargana-Magura, under L.R. Khatian No-2223, under Purba Bishnupur Gram Panchayet, P.S. & A.D.S.R. Office Bishnupur, District: 24 Parganas South, in two different Dag Nos which are as follows:-

Land measuring 20.71 Decimal in Dag No-1002.

Land measuring 23 Decimal in Dag No-1003, which is butted and bounded as follows:

By North: Land of Dag No-1002,

By South: 50 ft wide common passage,

By East: 20 ft wide common passage,

By West: Other Land of Dag No-1002 & 1003.

SKYWOOD DEVELOPERS PVT. LTD.

Director

SKYWOOD DEVELOPERS PVT. LTD.

Kaundik Das

Director

SKYWOOD DEVELOPERS PVT. LTD.

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Director

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MEMO OF ADVANCE

The above named Purchaser paid sum of ~~Rs. 5,00,000/-~~ (Rupees Five Lacs) only.

MEMO

By Cheque no. 186282,	Dt. 14.10.2014,	Drawn on SBI,	Rs. 3,00,000.00
By Cheque no. 186285,	Dt. 18.11.2014,	Drawn on SBI,	Rs. 2,00,000.00

Total = Rs. 5,00,000.00

(Rupees Five Lacs Only)

SKYWOOD DEVELOPERS PVT. LTD.

Director
SKYWOOD DEVELOPERS PVT. LTD.

Koushik

Director
SKYWOOD DEVELOPERS PVT. LTD.

..... Director
Signature of the 2nd Party/Developer.

Witnesses :-

- 1.



Drafted & prepared in
the office of :

Dr. Sabyasachi Basu.

(Advocate)

Alipore Judges Court.

Kolkata- 700 027.

Typed By: G. S Pandey.

10 SEP 2015.

Signature to Bank