



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

06AB 023239

- 1 Date - This Agreement is made on this the 15th day of JULY , 2016.
- 2 Nature of Document - Agreement for Allotment and Development.

006804

15 JUL 2016,

Sold to
of
Rupees



Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata-

3 **Parties** - Collectively the following which will include their respective successors-in interests:

3.1 **First Party** – (1) **BLOOMSBURY INFRASTRUCTURE PVT. LTD.**, [PAN NO. AAFCB 5798N] , a Private Limited Company incorporated under the Companies Act, 1956 Vide Certificate of Incorporation No. U70102WB2013PTC195106, having its corporate office at 13 N, Block – A, P.O. and P.S. at New Alipore, Kolkata-700 053, duly represented by its Directors **MR. SAMBIT BASU**, [PAN NO. ANCPB 9442Q], son of Dr. Sabyasachi Basu, by faith Hindu, by occupation Business, residing at Samannoy Park, P.o.- Joteshibrampur, P.S. Maheshtala, Kolkata-700141, hereinafter refereed to and called as “**Developer**” of the **First Part.**

3.2 **Second Party** – (1) **SOURAV HALDER**, Son of **Sujoy Kumar Halder** , by occupation - Service, and

(2)**TAMA KUNDU HALDER** , Wife of **Sourav Halder**, by occupation - Govt. Service , both are by faith – Hindu , by Nationality - Indian , Residents of 61/F, Suren Sarkar Road, P.S. – Belegkata, Kolkata -700010 , hereinafter called and referred to as the ‘**Allottees**’ of the **Second Part.**

4 **Background/Purpose.**

The Developer has formulated a scheme to develop a Villa cum Housing Complex in a phased manner comprising of residential units like Residential Apartments, Bungalows, Duplex

Villa, Row House Duplex, common recreational facilities etc. and has also conceived plan and is already in the process of erecting such complex popularly known as "CONVICITY" (Complex) Mouza- Hatisalah, , under Beonta No. II Gram Panchayet, P.S.- Bhangar now at Kolkata Leather Complex, D.S.R. Office Alipore, A.D.S.R. Office Bhangar, District: 24 Parganas (South), as fully described in the schedule written hereunder and hereinafter referred to as the said 'lands'.

- 4.1 In accordance with the prevailing rules, laws and policies of the government and the layout plan presently approved or as may be approved in future by the competent authority.
- 4.2 The developer having announced and invited application for the provisional allotment and booking of the plots and development of Villas within the said project "CONVICITY", the Allottee(s) has/have expressed his/her/their desire and readiness to book the Plot No. 126 in the said Complex comprising of land measuring 1080 sq.ft. in Block No – 126 (hereinafter referred to as "Plot") with a duplex/villa having total Built-up Area of 895 sq.ft. (Hereinafter referred to as "Villa"). The Allottee has been intimated that though the Project has various components including independent plots, floors, villas, plots and apartments etc. this Agreement shall be confined and limited in its scope to the said plot and Villa constructed thereon.
- 4.3 Pursuant to the application submitted by the Allottee, the Developer has allotted the said Plot. The basic scope of services to be rendered by the Developer under this Agreement subject to payment of the agreed consideration by the Allottee would be as follows:
- Stage 1 : Allotment of plot in favour of allottee.
- Stage 2 : Conditional transfer of plot by registered transfer deed.
- Stage 3 : Mutation and conversion of plot in favour of allottee.