



RAINBOW CONSTRUCTION

No:



46/1D, B.T. Road, Kolkata-700 050
Bankra (3No. Gram Panchayet), G.I.P. Colony Domjur, Howrah

Received with thanks from Mr./Mrs. Roopis Kumar Sarkar

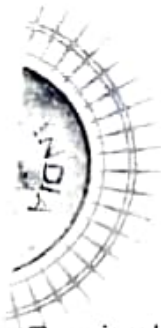
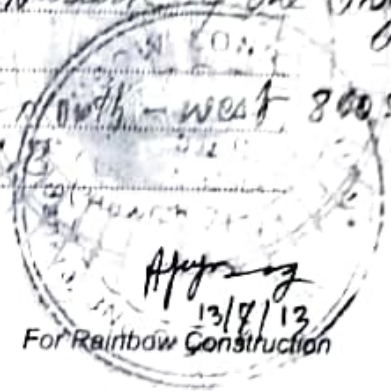
Address 778/2, North Bhanjanipur K.G.P. Paschim Medinipur

in Cash/Cheque/Draft/Part/Advance/Full Payment Ten thousand & one Only

Booking Flat Area 1st floor Sft. North-west 800 sqft

Side North-west / Including 20% S.B.

₹ 10,000



RAINBOW CONSTRUCTION

No:



46/1D, B.T. Road, Kolkata-700 050
Bankra (3No. Gram Panchayet), G.I.P. Colony Domjur, Howrah

Received with thanks from Mr./Mrs. Roopis Kumar Sarkar

Address 778/1, North Bhanjanipur K.G.P. Paschim Medinipur

in Cash/Cheque/Draft/Part/Advance/Full Payment Three Lacs sixty thousand Only, S.B. OPISA, Chq No = 818368 - GS 90 / S.B. Station Road Chq No 36851

Booking Flat Area 1st floor Sft. 800 sq. 20% S.B.

Side North-west

₹ 3,90,000/-



SANDHYA BETAL

M.A., LL.B.
ADVOCATE & NOTARY (Regd. No. 62/2002)
Howrah, West Bengal, India

☎ : 2065 5495
PLACE :
5/1/3, SHIB GOPAL BANERJEE LANE,
SALKIA, HOWRAH - 711 100
& HOWRAH JUDGES' COURT

Ref. No. 1988/07/13

Date 17 JUL 2013

NOTARIAL CERTIFICATE
(PURSUANT TO SEC 8 OF THE NOTARIES ACT, 1952)
(ACT 53 OF 1952)



TO ALL TO WHOM THESE PRESENTS shall come I, S. Betal duly appointed by the Governor of W. Bengal to practice as a NOTARY PUBLIC do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed here upto collectively marked "A" on its being executed, admitted and identified by the respective signatories, as to the matters contained therein presented before me by the executant(s) his/her Ld. Lawyer and / or his /their represented(s) Sri/Smt AMIT BETAL

and _____ others.

Accordingly, this is to certify authenticate and attest that the annexed instrument "A" is the Affidavit/Partnership Deed/Power of Attorney/Agreement/Will/Declaration / Bond executed on 17-07-2013

by Sri/Smt GAUTAM PAUL &

others, Prima facie the annexed instrument appears to be in the usual procedure to serve and avail as needs or occasions shall or may require for the same and it contains ONE to SIX Pages.

INFAITH AND TESTIMONY WHEREOF being required for a NOTARY I, the said Notary do hereby subscribe my hand and affix my Seal of Office at Howrah on this the 17TH day of JULY in the year 2013



Signature(s) L.T.I.

SANDHYA BETAL
NOTARY PUBLIC

NOTARIAL NOTARIAL

NOTARIAL STAMP
Affixed / Notaffixed

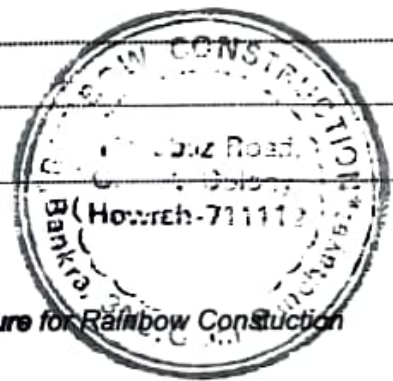
Handwritten notes:
Betal 17.7.13
SANDHYA
Notary Public
Regd. No. 62/2002



Date 13-07-2013 Form No: 115
Name PRADIP KUMAR SARKAR
Address 778/1, NORTH BHAWANIPUR, KGP, PASCHIM MEDINIPUR
Contact Number: _____ Mobile: 09437565005, 08457052354
Required SqFT. 800 WITH 20% SB (INCLUDING)
Choice of Floor 1ST (NORTH-WEST)
Additional Work Request YES

Mode of Payment CASH

Pradip Sarkar
Signature of Customer

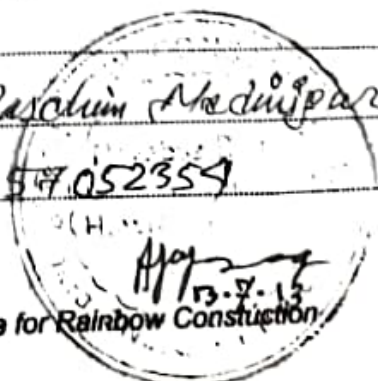


Signature for Rainbow Construction

Site Office : Bankra, 3 No Gram Panchayet, G.I.P. Colony, Domjur Howrah - 711 11
Phone : 033-8412 3035, **Mobile :** 9143004452, 9230871739, 9674930478
City Office : 46/1D, B.T.Road, Kolkata 700 002 **Phone :** 033-2532 2931/2933



Date 13-07-2013 Form No: 115
Name Pradip Kumar Sarkar
Address 778/1, North Bhawanipur, K.G.P Paschim Medinipur
Contact Number: 09437565005 Mobile: 08457052354



Signature for Rainbow Construction



Pradip Sarkar

A N D

SRI PRADIP KR. SARKAR son of **LATE NALINI RANJAN SARKAR** residing at **778/1, NORTH BHADANIPUR, K.G.P., PASCHIM MEDINIPUR** by faith Hindu, by occupation business, by Nationality - Indian, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors legal representatives, nominees and assigns) of the **SECOND PART**.

A N D

(1) **ARAFAT HUSSAIN MANDAL** and (2) **IQBAL HUSSAIN MANDAL**, both sons of late Nurul Huda Mandal, by faith Muslim, by occupation business, by Nationality - Indian, residing at Village Munshidanga, Dakshinpara, P.S.Domjur, District Howrah, hereinafter referred to as the "**CONFIRMING PARTIES/OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS the Confirming Parties/Owners herein became the Owners of **ALL THAT** the piece and parcel of land measuring about 5 Cottahs 14 Chittaks 36 Square Feet, be the same little more or less alongwith old structures standing thereon under Mouza - Dharsa, 3No. Gram Panchayat, J.L.No.5, L.R.Dag No. 511, L.R. Khatian No.3260, 3522 under P.S. Jagacha, District - Howrah by virtue of three Sale Deeds registered on 28.03.2001, 17.05.2007 and 08.04.2008 before the Office of the District Sub - Registrar at Howrah bearing Deed no. 1131,1223 and 1513 for the year 2001,2007 and 2008 more fully described in schedule "A".

AND WHEREAS while in enjoyment of the said property, the Confirming Parties/Owners have entered into an Agreement on 28th January 2011 for development of their said property by raising a Ground plus Four storied building thereon with Vendors/Developers herein.

AND WHEREAS after obtaining of the sanctioned building plan bearing Memo No.134/EP dt.01.07.2011 from Zila Parishad, Howrah, the Developers herein have started construction of the building and have decided to sell the Flat measuring 800sq. ft. more or less, including 20% super built-up area facing east - west side of the building, being Flat No. 103 (NORTH-WEST) of the G+4 storied BUILDING more fully described in schedule "B" together with undivided proportionate impartible share and interest in the land of the said PREMISES as described in schedule "A".

AND WHEREAS the Purchaser herein being aware of such proposed sale has approached the Developer to purchase the said Flat which is given in the schedule "B" hereunder at a total consideration of Rs. 1800000 (Eighteen Lacs) only.

AND WHEREAS the Developers/Vendors herein being agreed to the said proposal has decided to sell the schedule "B" property to the Purchaser herein and entered into an Agreement for Sale this day by receiving a sum of Rs. 400000...../- (Rupees FOUR LACS.....) only as booking amount towards 20% of the total price of the flat.

NOW THIS INDENTURE WITNESSETH AS UNDER :-

That in pursuance of the aforesaid desire, the following terms and conditions between the Parties hereto are embodied for completion of sale transaction:-

1. The VENDORS/DEVELOPERS shall sell and transfer to the PURCHASER and the PURCHASER shall purchase and acquire all right, title and interest of the said Flat measuring _____ sq.ft. more or less, including 20% super builtup area facing _____ side of the building, being Flat No. _____ at the _____ floor of the G+4 storied building more fully described in schedule "B" together with undivided proportionate impartible share and interest in the land of the said PREMISES as described in schedule "A" subject to a good marketable title made in respect thereof and the CONFIRMING PARTIES/OWNERS shall confirm the said sale as CONFIRMING PARTIES at or for a total consideration of Rs. _____ only to be paid to the VENDORS/DEVELOPERS by the PURCHASER.

2. The PURCHASER has this day paid to the VENDORS/DEVELOPERS the sum of Rs. 400000./- [Rupees FOUR LACS only] towards _____ of total price of the flat as booking amount the balance 80% of price of the flat amounting to Rs. 1400000...../- [Rupees FOURTEEN LACS.....] only shall be paid by the PURCHASER to the VENDORS/DEVELOPERS in the following manner.

- 30% at the time of roof casting of the said Flat,
- 15% at the time of brick work of the said Flat,
- 15% at the time of flooring construction of the said Flat,
- 05% at the time of Plaster of Parish work of the said Flat,
- 05% at the time of possession of the said Flat.

Sanatan Rom.

ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ

INSTRUMENT

"A"

Date.....26 JUL 2013.....



With
Notarial Certificate
-: In the matter of :-
Instrument "A"

SANDHYA BETAL
M.A., LL.B., ADVOCATE
And
NOTARY PUBLIC
Howrah District, W.B. (India)

:: PLACE ::
5/1/3, Shib Gopal Banerjee Lane,
Salkia, Howrah-711 106
Phone : 2655 5495
&
Howrah Judges' Court

ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ ଓ

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

46AA 833068



AGREEMENT FOR SALE

THIS INDENTURE made on this the 17th day of July.....2013

BETWEEN

(1) SRI GAUTAM PAUL, Son of Sri Sankar Paul, residing at Behive Garden, P.S. Belgharia, Kolkata - 700 056 and (2) SRI AJOY NAG, Son of Late Ajit Nag, residing at Jagacha G.I.P. Colony, P.S. Jagacha, District Howrah, both by faith Hindu, by occupation business, by Nationality - Indian hereinafter referred to as "VENDORS/ DEVELOPERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, representatives and assigns) of the FIRST PART.

AND

Contd.....2/-

17 JUL 2013

5/17

Sradip Paul

Sankar Paul



Prashant Kumar

3. That the Vendors/Developers shall deliver photocopies of all documents and papers regarding their title over the said property either to the Purchaser and/or his Advocate.
4. That the Purchaser shall purchase the said property if the said property shall be made out of good title and found free from all encumbrances, attachment and charges.
5. That the construction of the said Schedule "B" Flat shall be completed within 18 months from the date of signing this Agreement in normal course. In case the construction work of the building is hampered and delayed due to any Natural Calamity beyond the control of the DEVELOPERS, the completion date will be extended accordingly in consultation with the PURCHASER. The time is the essence of this contract.
6. That on satisfaction of the title of the said property, the Purchaser shall tender draft deed of conveyance to the Vendors/Developers within ten days from this day and after approval of title the Vendors/Developers shall return the same duly approving or rejecting the draft deed within three days to the Purchaser. In case the said deed is rejected by the VENDORS/DEVELOPERS, they will submit the corrected deed proposed by them within the said three days for the acceptance of the PURCHASER.
7. That inspite of the property is found good marketable and free from all encumbrances if the Purchaser fails to purchase the said property by making payment as per the agreement within the stipulated period, in that event this agreement shall stand cancelled and the booking amount already paid shall be forfeited by the VENDORS/DEVELOPERS and they will be free to sell the said Schedule "B" flat to any body else as per their desire and choice.
8. That in the event it is found that the title, right and interest of the VENDORS/DEVELOPERS in respect of the said schedule "B" flat is clouded even to the minutest extent, the Purchaser is at liberty to take refund of the booking amount already paid by him to the Owner on account thereof.
9. That in the event of the title of the VENDORS/DEVELOPERS in respect thereof is found to be unencumbered and the VENDORS/DEVELOPERS show any sign, spirit or attitude of declination to sell and transfer the schedule "B" flat to the Purchaser, he will be at liberty either to take refund of the said booking amount/advance/part consideration amount so paid by him to the VENDORS/DEVELOPERS together with interest at the rate of 12% p.a. or may opt for filing appropriate suit for specific performance of contract.
10. That upon tendering the balance consideration money in terms of this agreement, the Vendors/Developers shall give possession of the Flat as mentioned in the Schedule - "B" with in 24 hours of receipt of the final payment as per this Agreement and execute and register a Deed of Conveyance in favour of the Purchaser or his nominee or nominees at the cost of the Purchaser according to Law within 7 days from the date of receipt of final payment as per the Agreement.



Prashant Kumar

07 JUL 2013

SK