

Sl. No. 45 Date 27/8/14

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 271385

THE NOTARY
JUDGES' COURT
27

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the _____ day of _____ in the year Two Thousand and Fourteen (2014) BETWEEN SUCHANA DEVELOPERS PVT.LTD. a Private Limited Company, incorporated under Companies Act.,1956, vide Govt. Regd. No. U70109WB2011P.T.C. 160853, having its registered office at Nu-Mans Park, Pailan, Kolkata-700104, District South 24 Parganas, being represented by its Managing Director namely SRI PRADIP DAS, son of Sri Nirmal Chandra Das, by Religion- Hinduism, by Nationality -Indian, by Occupation- Business, residing at Vill-Daulatpur,P.O. Pailan, P.S. Bishnupur,District South 24 Parganas, as well as further represented by its Director namely RAJIB GAZI son of Rasid Gazi, by Religion -Islam,by nationality- Indian, by Occupation-Business, residing at Vill-Daulatpur P.O. Pailan, P.S. Bishnupur,District South 24 Parganas, and SRI ANKAN RAY SAPHAI son of Late Pratul Krishna Ray Saphai, by Religion-Hinduism, by Nationality -Indian, by Occupation- Business, residing at Vill-Daulatpur,P.O. Pailan, P.S. Bishnupur,District South 24 Parganas, hereinafter called and referred to as the VENDOR/FIRST PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors -in-office, executors, administrators, legal representatives and assigns) of the ONE PART

SUCHANA DEVELOPERS PVT. LTD.

Pradip Das *Rajib Gazi* *Ankan Ray Saphai*
Managing Director, Director, Director

MY
EAL

27 AUG 2014

managing director, Director, Director

27 AUG 2014

FORM No. 99 / 2007

DL No. AS Di 2789 A.

NOTARIAL CERTIFICATE

ALL MEN THESE PRESENT SHALL COME I MD ABED ALLASKAR Advocate & Notary practicing as a NOTARY in the Alipore Judge Court within the District of SOUTH 24 PARAGANAS in the state of West Bengal within the Union of India, do hereby declare that the paper writings collectively marked 'A' enclosed and hereinafter called the paper writings 'A' are presented before me by the executant (S)

*Two Law Development Papers No. 1 & 2
affixed to a 100/- Govt. Bond Paper
dated 10.12.13*

hereafter referred to as the executant (S) on this, the **27 AUG 2014** the day of **Two Thousand** Power of Attorney / Partnership WS Agreement / Declaration / others.



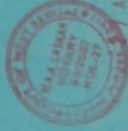
(S) having submitted the execution on the "Paper Writings" 'A' in respect of in the presence of the witness (es) who as such, subscribe (S) Signature (S) and being satisfied as to the identity of the executant (S) and the said execution of "Paper Writings" 'A' and verify that the said execution is in the respective hand (S) of the executant (S)

AN ACT WHEREOF being required of a Notary I have granted THESE PRESENTS my NOTARIAL CERTIFICATE to serve and legal effect and execution shall or may be.



IN FAITH AND TESTIMONY WHEREOF I, MD ABED ALLASKAR the said Notary have hereunto set and subscribed my hand and affixed my Notarial Seal of Office at Alipore Judge's Court Compound Kolkata - 37 in the District of South 24 Paraganas on this **27 AUG 2014** 20

Md. Abed Allaskar
NOTARY
Court of West Bengal
Beng. 99/2007
Alipore Judge's Court
Bar Library 1st floor Hall
District South 24 Paraganas



27 AUG 2014

AUG 2014

WITNESS WHEREOF the parties have put their respective seal and signature on the date, month and year written above

WITNESSES

- 1. SUCHASA DEVELOPERS PVT. LTD.
Prasanna *Prakash Anand*
Managing Director, Director, Director
Signature of the VENDOR/FIRST PARTY

- 2. Signature of the PURCHASER

Drafted by me :

Advocate

Date :

Signature of the Advocate
 Advocate in the Court of
 Mysore Judges' Bench
 Mysore (2002) Bench
 Mysore Bench
 No. 2002



Witnessed by me
 (APRIL CHATTERJEE ILLB.)
April Chatterjee
 No. 41 B, 200/1001
 Mysore Judges Court, Kqd-27

27 AUG 2014

After completion of total payment or after registration of the deed of conveyance, the Purchaser will be at liberty to sell the aforesaid property any time to any person or to construct building, shops, gardens etc with consent from the Developer i.e. the first party.

14. This Agreement will be binding upon the heirs and successors of both the parties herein.
15. Electricity, Water, Gas, Telephone and Sewage & Drainage Systems, easementary right are allis within the project and the said project is known as "ASHIRBAD" project under the development, supervision and organization of the First Party.

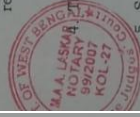
THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Plot No. B 86 land measuring total 3.00Cotthas [2160Sq. Ft.] of the "ASHIRBAD PROJECT", which is presently and originally lying and situated at Bhandaria kasekumari Gram Panchayet, Touzi No. 395, J.L.No. 140 Khatian No- 1204,1208,1212,1213,1214,1206, 57,1207,1211,1205,1209,807,1210, 1029, 1203 Dag No-253 Under Mouza - Gabbria, P.S. - Bishnupur, Dist. - South 24 Paraganas, A.D.S.R. Office - Bishnupur, D.S.R. Office - IV at Alipore, Kolkata, West Bengal butted and bounded as follows:-

In the North: 20 feet wide Road, In the South: Plot no. B 103, In the West: Plot no. A 6, In the East: Plot no. B 88.

TERMS & CONDITIONS

1. That the price of the above mentioned property is settled at Rs.1,50,000/- (Rupees One lac Fifty Thousand only.) per Cotlah to total amount of Rs.4,50,000/- (Rupees. Four lacs fifty only.)
2. That this agreement shall remain in force upon the completion of development, construction and handing over possession of the schedule mentioned property.
3. The said property should be developed within 18 (eighteen) months from the date of this Agreement as committed by the Vendor. If the Vendor fails to do so or arise any dispute regarding commitments and development of the said project, the Purchaser may leave and cancel this agreement and the Vendor agreed to repay the entire paid amount along with @18% p.a. interest from the date of this agreement to till the date of refund.
4. The said Property is free from all encumbrances.
5. Simultaneously with the registration of the Deed of Conveyance in respect of the Property, the Vendor will hand over to the Purchaser peaceful and vacant possession of the Property.
6. If the First Party, after receiving the total amount in consideration of the property within the stipulated period, fails or neglects to execute or register the deed of conveyance within 36 (thirty six) months from the date of this Agreement in favour of the Purchaser, then in that case the Purchaser will be at liberty to get the property registered through the court of the breach of contract and impose a cost @18% p.a. on the payments made until that day.



SUCHANA DEVELOPERS PVT. LTD.

Prasanna Kishor Anke Ray Sofai
Managing Director, Director

27 AUG 2017

SUCHANA DEVELOPERS PVT. LTD.

Prasanna Kishor Anke Ray Sofai
Managing Director, Director

27 AUG 2017



27 AUG 2014



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if the Purchaser fails or neglects to get the property registered within the stipulated period then the First Party will be compelled to deduct the 10% paid amount without any interest on the same.

8. The First Party cannot or shall not be entitled to transfer, let out, mortgage, and grant lease in respect of the said Property.

9. Schedule of payment: 25% of the total value of the mentioned property to be paid by the Purchaser to the First Party at the time of the execution of this Agreement and balance 75% of the total value of the mentioned property to be paid by the Purchaser to the First Party by 36 (thirty six) equal monthly installments without any interest.

10. The First Party undertake the responsibility and will bear all the cost to provide the basic amenities i.e. supply of Electricity from WSSB/CJESC, supply of Arsenic-free Water and Drinking Water, Sewage & Drainage System etc. within the stipulated time of completion.

The First Party undertake the responsibility and will bear all the cost to provide Highland Plots fenced with pillars and barbed wires, Metallic Roads, Parks, Lakes as committed in the brochure and agreed upon with the Purchaser.

12. After completion of total payment or after registration of the deed of conveyance, the First Party undertake the responsibility and will bear all taxes, charges, levies and any other cost to convert the status of the mentioned Property for residential purpose and mutated the same in favour of Purchaser with the respective and proper authority within a maximum period of 3 (three) months. If the First Party fails to do so, undertake to repurchase the mentioned property at the then market value with 18% p.a. interest for the entire period from the date of this Agreement to till the date of refund.



SUCHANA DEVELOPERS PVT. LTD.

Suchana
Managing Director

27 AUG 2014

MEMO OF CONSIDERATION

Received with thanks a sum of Rs.1,12,500/- (Rupees One lacs Twelve Thousand Five hundred) only. From the within named PURCHASER of the following mode :

Dated on 12/8/2014

from SBI

for Rs. 50,000.00

Dated on 18/8/2014

from SBI

for Rs. 62,500.00

TOTAL:

RS. 1,12,500/-

(Rupees One lacs Twelve Thousand Five hundred) only.

WITNESSES

1.

SUCHANA DEVELOPERS PVT. LTD.

Ankur Ray Gupta
Managing Director, Director, Director

Signature of the VENDOR/FIRST PARTY

2.



27 AUG 2014

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THE _____ DAY OF _____ 20

PAPER WRITING 'A'
&
THE RELATIVE NOTARIAL
CERTIFICATE



27 AUG 2017

MD. ABED ALI LASKAR Advocate

&
NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGD. NO. 99 / 07



27 AUG 2017

ADDRESS

Resi : Kandarapur
Garia, P.s.- Sonarpur,
Kolkata - 84

Bar Library : 1st Floor
Alipore Judges Court
Kolkata 700 027

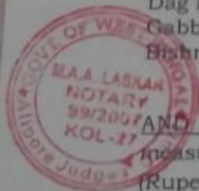
Yunush Ali Molla
Advocate's Clerk
Mob : 9831523743

AND

MR.ABDUS SAMAD son of ABDUS SALAM by faith ISLAM by occupation SERVICE , hereinafter called and referred to as the **PURCHASER** (which term or expression unless excluded by or repugnant to the context shall always mean and include its authorized person, representatives and assigns) and his nominee namely **HUSNAHARA KHATUN** Wife of **MR.ABDUS SAMAD** by faith ISLAM, both residing at **FLAT:- D-8-22, 3RD CROSS ROAD, IIT MADRAS, CHENNAI**

WHEREAS SUCHANA DEVELOPERS PVT.LTD., the **VENDOR** has under Bhandaria Kastekumari Gram Panchayet, Mouza - Gabbria, P.S. - Bishnupur, Dist. - South 24 Paraganas and developing the entire acquired land into a township projects namely "**ASHIRBAD**" with plotted lands, roads, parks, lakes and various facilities and amenities as disclose in the brochure published for the circulation to the interested people AND **WHEREAS THE VENDOR** by the capacity of being absolute owner of the entire land decided to sale the **Plot No-B 86 land measuring total - 3 Katthas** marked red in the map annexed herewith (In the North: 20 feet wide Road, In the South: Plot no. B 103, In the West: Plot no. A 6, In the East: Plot no. B 88) of the said township project hereinafter referred as the **SAID PROPERTY**, which is presently and originally lying and situated at Touzi No.-395 , J.L.No.140, KhatianNo. **1204, 1208, 1212, 1213, 1214, 1206, 57, 1207,1211,1205,1209,807,1210, 1029, 1203** Dag No-**253** Under Bhandaria Kastekumari Gram Panchayet, Mouza - Gabbria, P.S. - Bishnupur, Dist. - South 24 Paraganas, A.D.S.R. Office - Bishnupur, D.S.R. Office -IV at Alipore, Kolkata, West Bengal.

AND WHEREAS the **PURCHASER** agreed to purchase the aforesaid Property measuring 3.0 Cotthas of land at total consideration money of Rs.4,50,000/- (Rupees. Four lacs fifty only .) and the **FIRST PARTY** agreed to sale the same under the Terms & Conditions stated below :-



2-

SUCHANA DEVELOPERS PVT. LTD.

Pratibha Ray
Managing Director, Director, Director