



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 744343

EVANIE INFRASTRUCTURE PVT. LTD.
Director

AGREEMENT FOR SALE

5th September

THIS AGREEMENT FOR SALE is made on this the day of

Two Thousand and Eighteen (2018).

BETWEEN

DOB: 2/12/67
mob: 9434352005
ADK 829196K
499596442298

Prabodh Chatterjee
Prasanta Chatterjee

M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act 1956 (CIN No. U45309 WB2017 PTC220329), having its office at Premises No. 594/1, Dakshindari Road, 'Bima Abasan', Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700 048, Dist: 24 PGS (N), being represented by its Director **SRI SUPRIYA KUMAR PATRA** by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for the sake of brevity referred to and called as the **"DEVELOPER/VENDOR"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) being the **PARTY of the FIRST PART.**

A N D

SRI PRASANTA CHATTERJEE (PAN ADXPC9196K), son of Late Sushil Chatterjee, by faith- Hindu, by nationality - Indian, by occupation - Business, residing at-7/19 Newton Avenue, P.O. -Durgapur-5, P.S. -Aurobindo Thana, PIN - 713205, DIST: East Bardhaman,

A N D

SRI DHRUBA JOYTI CHATTERJEE (PAN BIPPC0227D), son of Sri Prasanta Chatterjee, by faith- Hindu, by nationality - Indian, by occupation - Student, residing at-7/19 Newton Avenue, P.O. -Durgapur-5, P.S. -Aurobindo Thana, PIN -713205, DIST: East Bardhaman, hereinafter for the sake of brevity referred to and called as the **"PURCHASER/S"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his/her/it's/their respective heirs, executors, administrators, representatives, successors-in-office and assigns) being the **PARTY of the SECOND PART.**

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:-

<: SUBJECT MATTER OF THIS CONVEYANCE :>

- 1. HOUSING PROJECT:** The Housing Complex shall be named and styled as "EVANIE ECONEST" and shall continue to be called and named as same until and unless changed or revoked by the Landowner and the Developer herein. The said Housing Complex consists of several self-contained residential flats, Bungalows, Buildings, Commercial Space, Car Parking etc. The said Housing Complex is to be constructed in different Phases.
- 2. SAID FLAT:** All that piece and parcel of one self-contained residential **2BHK** flat having a total area of **535.63** sq. ft. (covered area of the flat is **428.5** sq. ft. plus added common covered area **107.13** sq. ft.) more or less which includes proportionate share of the Ground Floor & pathway (entry to the Tower) and total Floor lobby entire stair lobby, lift area, meter room, stair, lift covered at the roof, overhead tank) consisting of **2(Two)** Bed Rooms, **1 (one)** Living cum Dining Space with Kitchen, **1(One)** Open Terrace, **1(One)** W.C and **1(One)** Toilet **3rd Floor** on the of the said proposed Building in the Housing Complex known as **"EVANIE ECONEST"** together with the undivided importable proportionate share of the land underneath the said building and right to use and access common service areas, amenities and facilities to be appended thereto in accordance with the Building Plan to be sanctioned hereafter from the competent Authority. The Flat Number will be assigned on or after payment on the time of Foundation of the Building or in the Supplementary Agreement for Sale that will be executed subsequently to incorporate the changes and corrections (if any).

<: BACKGROUND :>

WHEREAS the Developer/Vendor is into the business of Real Estate and having developed a number of Housing Projects. Developer/Vendor herein with the intentions of developing a Housing Projects of mass scale, had purchased various plots of land vide various registered Deed of Conveyance in its favour.

AND WHEREAS the M/s. Usashi Realstates Pvt. Ltd. had also with the intention of developing further Housing Projects of mass scale, purchased various plots of land vide various registered Deed of Conveyance in its favour.

AND WHEREAS the said M/s. Usashi Realstates Pvt. Ltd. herein being desirous of developing its land had approached the Developer/Vendor herein with the offer to provide its own land for the purpose of development alongside the developmental work carried out by the Developer/Vendor herein on its land.



EVANIE INFRASTRUCTURE PVT. LTD.

86 Gholaghata, VIP Road, Ganga Apartment, 2nd Floor, Kol-700048, W.B. Phone:
033-6555-5050. GSTIN: 19AAECE5886B1ZH. Email: info@evanieinfra.in
Website: www.evanieinfra.com

Receipt Voucher

Voucher No: 3406	Details of Receiver		
Application No: EEN004730	Name: PRASANTA CHATTERJEE		
Voucher Date: 02 Oct 18	Address: 7/19 NEWTOWN AVENUE DURGAPUR 5 BURDWAN 713205		
Supply Address: RAJARHAT(KOLKATA)			
Reverse Charge(Y/N)	PAN/GSTIN: ADXPC9196K	HSN Code	995411
State: Code:	State: West Bengal	Code:	713205

Description Of Product/Service	Parking Amount	Total Amount with Parking	Discount (%)	Taxable Amount	CGST	SGST
					[6%]	[6%]
EVANIE ECO NEST-2BHK	0.00	80357.00			4821.42	4821.42
Total Advance Received						90000.00

Payment Mode: CHEQUE	Cheque/DD/Others	122235	Date: 03 Oct 18
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Bank Name: STATE BANK OF INDIA

Remarks : Replace (cheque no 169865) rs 1,13,000/-

Total Amount Before Tax	30357.00
After Discount Value	
Add:CGST	4821.42
Add:SGST	9643
Total Tax Amount(GST)	90000.00
Total Amount After Tax	
GST On Reverse Charge	

Amount (In Words): RUPEES NINETY THOUSAND ONLY

Executive Name: ARPAN BANERJEE

Customer Signature

Common Seal

Certified that the particular given above are true and correct

For Evanie Infrastructure Pvt. Ltd.

Authorised signature





CIN No : U45309WB2017PTC220329

Corporate Address :

81, Golaghata, VIP Road, 1st floor, Radhakunij Apartment,
Near Bika Banquet, Kolkata - 700048

Phone : 033 6501 5151 | **Web :** www.evaniainfra.com

Email : info@evaniainfra.com

Ref No : ECONEST/EEN/086

Date : 01st Oct, 2018

To,

Mr. PRASANTA CHATTERJEE

7/19, NEWTOWN AVENUE, DURGAPUR 5

BURDWAN – 713205

Sub: Payment Due (Project: EVANIE ECO NEST) towards Application No. EEN004730

Respected Sir/Madam,

Greetings from EVANIE INFRASTRUCTURE!

This is to inform you that you have booked a flat at our residential complex named "ECONEST" as our valued customer. In this regards, we have received a payment of Rs.4,49,162/- (*Rupees Four Lakhs Forty Nine Thousand One Hundred Sixty Two only*) (including GST). You are requested to deposit the amount of Rs.91,165/- (*Rupees Ninety One Thousand One Hundred Sixty Five only*) (including GST) as soon as possible towards your next payment due.

You are welcome to call on our Executive or visit our registered office for any further queries in this respect. Please ignore in case the payment has already been made from your end.

Thanking you and assuring you of our best services at all times, we remain,

Your Sincerely,

For Evania Infrastructure Pvt. Ltd



Authorised Signatory

Please Note:

Payment can be made by way of DD/Cheque/RTGS/Online Transfer in the name of Evania Infrastructure Pvt. Ltd., HDFC AC NO: 50200026497130, Branch: Lake Town, IFSC Code: HDFC0000349 payable at Kolkata.