

local body with regard to the user and maintenance of the Flat/Apartment as well as the user operation and maintenance of lifts, generators, tube-wells, water, electricity, transformers, drainages and other installations and amenities at the said Housing Complex named and styled as "EVANIE ECONEST".

20.24) The Purchaser/s shall be liable to Pay GST & at such rates as proposed by the Government from time to time and all such taxes that the Purchaser/s is/are liable to as per the provisions of the prevalent laws.

21. <:GENERAL PROVISIONS:>

21.1) MODIFICATIONS:- The Agreement shall not be modified or amended in any respect except by a written agreement executed by the Parties. Provided that where the Landowner and/or Developer

agrees to modify or amend the Agreement, no such modification or amendment shall be carried out unless the Purchaser pays an amount of Rs 5000 (Five Thousand) per change so requested.

21.2) NON-WAIVER:- Any failure or delay by the Parties in exercising any right or remedy provided by law under or pursuant to this Agreement shall not impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

21.3) ENTIRE AGREEMENT:- This Agreement together with the duly filled in Application Form along with the Basic Terms and Conditions contained therein and the Allotment Letter constitute and contain the entire agreement and understanding between the Parties with respect to the subject matter hereof and in case of any discrepancy and/or for the purposes of interpretation, the clauses and/or Schedules of this Agreement shall have an over-riding effect.

**"SCHEDULE - A"
(SAID PREMISES)**

The Said Premises shall mean, refer and include land and/or land to be purchased by the Landowner and/or Developer for its Housing Project named and styled as "EVANIE ECONEST" being **All That** piece or parcel of land measuring about **10 Bigha** more or less laying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No. 10, R.S. & L.R. Dag No. **2357,2358,2359,2439,2438,2437,2441,2442,2443,2370,2371,2391,2398,2453,2406,2461,2402,2415,2418,2356,2328,2332,2336,2452,2455,2456,2457,2458,2459,2468,2638,2640**, appertaining to various Khatian under the Police Station of Rajarhat, within the limits of Chandpur Gram Panchayet, Dist: 24 PGS (S) which are being acquired/purchased (which are adjacent to the already purchased lands for the aforesaid Housing Project) and in accordance to its plan for the said Housing Project. The said lands are free from all encumbrances whatsoever. The Landowner and/or Developer herein have already started construction work at the said premises named and styled as "EVANIE ECONEST" and the construction work are to be completed in various phases. The said construction area hereinafter being referred to and called as **Phase - I**.

**"SCHEDULE - B"
(SAID PREMISES)**

The Said land means, refers and includes land The Said land means, refers and includes land purchased by the Landowner and for its Housing Project named and styled as "EVANIE ECONEST" being **All That** piece or parcel of land measuring about **2.40 Bigha** more or less laying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No. 10, R.S. & L.R. Dag No. **2358,2359,2370,2371,2391,2398,2441,2453** appertaining to various Khatian under the Police Station of Rajarhat, within the limits of Chandpur Gram Panchayet, Dist: 24 PGS (S) which have been purchased and/or are being acquired/purchased and same are in accordance to its plan for the said Housing Project. The said lands are free from all encumbrances whatsoever.

**"SCHEDULE - C"
(SAID PREMISES)**

Ratna Ghoshal.

Georgi Ghoshal.

AUTHORISED SIGNATORY OF
USASHI REALSTATES PVT. LTD.
MANAGER OF EVANIE INFRASTRUCTURE PVT. LTD.

The Said land means, refers and includes land and/or land to be purchased by the Developer and for its Housing Project named and styled as "EVANIE ECONEST" being All That piece or parcel of land measuring about 8.44 Bigha laying and situated at Mouza – Hudarait, J.L. No. 54, Touzi No. 10, R.S. & L.R. Dag No. 2357, 2370 , 2371, 2406, 2461, 2438, 2437, 2439, 2402, 2391, 2398, 2415, 2418, 2453, 2356, 2328, 2332, 2336, 2452, 2455, 2468, 2640 apertaining to various Khatian under the Police Station of Rajarhat, within the limits of Chandpur Gram Panchayet, Dist: 24 PGS (S) which have been purchased and/or are being acquired/purchased and same are in accordance to its plan for the said Housing Project. The said lands are free from all encumbrances whatsoever.

"SCHEDULE - D"
(FLAT/APARTMENT)

ALL THAT piece or parcel of one self - contained residential **3BHK** flat having a total covered area of **1079Sq. ft.** (covered area of the flat is **863Sq. ft.** plus added common covered area **216Sq. 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 **3(Three)** Bed Rooms, **1 (One)** Living cum Dining Space, **1 (One)** Kitchen, **2(Two)** Open Terraces, **2(Two)** Toilets, on the **4th Floor South East** of the said proposed Building in **Phase - I** of the Housing Complex known as "EVANIE ECONEST" together with the undivided importable proportionate share of the land underneath the said Building including all other common service areas, amenities and facilities to be appended hereto in accordance with the Building Plan to be sanctioned hereafter from the competent authority.

(PARKING SPACE)

The parking place to park one medium sized private car **Open** space measuring about **134.5sq. ft.** on the ground floor, (car parking place will be demarcated and numbered on or before execution of the Deed of Conveyance/Date of Possession) within the said Housing Complex named and styled as "EVANIE ECONEST".

SCHEDULE - E
(PAYMENT PLAN)

PAYMENT SCHEDULE OF THE SAID FLAT/UNIT/CAR PARKING SPACE

INSTALMENT SCHEDULE	FLEXI PAYMENT PLAN	FLAT		ROW HOUSE
		G+IV	G+8	
1. Instalment	Token Amount at the time of booking		15% of total price	
2. Instalment	Within 45 days from the date of booking		10% of total Price	
3. Instalment	At the time of the foundation		10% of total price	
4. Instalment	On casting of 1 st Floor slab/ for row house ground floor		10% of total price	
5. Instalment	On casting of 2 nd floor slab 1 st		10% of total price	
6. Instalment	On casting of 3 rd floor slab		10% of total price	
7. Instalment	On casting of 4 th floor slab		5% of total price	
8. Instalment	On casting of 5 th floor		5% of total price	
9. Instalment	On casting of 6 th floor		5% of total price	
10. Instalment	On casting of 7 th floor		5% of total price	
11. Instalment	On casting of 8 th floor		5% of total price	
12. Instalment	At the time of brick works, plaster & other internal works		5% of total price	
13. Instalment	At the time of possession and/or registration of the deed of Conveyance whichever is earlier		5% of total price	

AUTHORISED SIGNATORY OF
 USASHI REAL STATES PVT. LTD.
 AND DIRECTOR OF THE COMPANY

Georgi Choudhary .
 Ratna Ghoshal .

"SCHEDULE - F"
(SPECIFICATIONS OF THE FLAT/APARTMENT)

FOUNDATION

RCC Foundation as per Structural Engineers recommendation confirming to national building code.

ARCHITECTECTURAL STYLE:

The building shall have modern architectural elevation with beautiful colour scheme.

WALLS:

Plaster of paris over plastered surface for internal walls and primer with paint with finished paint for outer walls

FLOORS:

Living and dining /bedrooms with vitrified tiles ,toilet kitchen and balcony with anti skid tiles. Staircase and lift lobby with marble finish.

KITCHEN:

Kitchen counter with black granite, stainless steel sink and ceramic tiles up to two and a half feet height from top of kitchen counter.

TOILETS:

White sanitary ware of reputed brand with PVC cistern, designer glazed ceramic tiles up to door level, one geyser point in the common toilet.

ELECTRICALS:

All concealed wiring with fire proof wire and normal switch of reputed brand.

SANITARY PLUMBING:

All concealed pipeline in toilet will CPVC pipe and all exposed pipe line for outside will be UPVC and PVC pipe.

DOORS AND FRAME:

Entrance door with decorative flush door finish with magic eye , door's stopper, Godrej lock and internal doors will be 31 mm thick flush door. All toilet doors are PVC.

WINDOWS:

Anodized aluminum window with glaze shutter.

M.S. GRILLS:

Standard grill will be provided for windows.

LIFT:

One elevator of reputed make.

WATER SUPPLY:

24 hours water supply from deep tube well.

RAILING:

AUTHORISED SIGNATORY OF
USASHI REALSTATES PVT. LTD.
AND SUPERVISOR OF FRAME CONSTRUCTION PVT. LTD.

Rahna Ghotshel.

Gargi Ghoshal.

M.S. railing with hollow square bar for balcony and stair case.

**SCHEDULE G
(EXTRAS AND DEPOSITS)**

1. The Purchaser(s) shall pay to the Landowner and/or Developer 1.5% (one point five percent) of the total Government prescribed Market Value towards the Advocate fees and / or legal charges for preparation of this Agreement for Sale and the Sale Deed by the Advocate appointed by Landowner and/or Developer / the Developer (out of which 50% of the payment against legal charges will be paid at the time of execution of this Agreement for Sale and the rest of the payment will be paid at the time of registration of the Deed of Conveyance).

Legal Charges:-

Society Formation of Each Flat	Rs. 4,000/- extra
Legal Charges at the time of this Agreement for Sale	Rs. 2,000/- extra
Legal Charges at the time of Final Deed of Conveyance Registration	Rs. 2,000/- extra
Legal Charges for Registration	1.5% of the total Government Valuation

In addition to the abovementioned amounts, the Purchaser(s) shall also pay to the Landowner and/or Developer the following amounts:-

CAR PARKING (Open)	Rs 2,50,000/-
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AMENITIES CHARGES

Wi-Fi Installation charge	Rs 5000/-	Fire Fighting	Rs. 35,000/-
Power Backup	Rs. 40,000/-	External Development	Rs. 35,000/-
Additional Development	Rs. 50,000/-	External Electrification	Rs. 30,000/-
Road Development	Rs. 50,000/-	Club Membership	Rs. 40,000/-
Intercom Service	Rs. 5,000/-	Equipment AMC Charges	Rs.10,000/-

VIEW PLC APPLICABLE

Corner Facing Rs 75/- per sq. ft.	Road Facing Rs 100/- per sq. ft.
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(a) In case the Purchaser(s) request/s any additions or alterations and / or change in the layout or specifications with regard to construction of the said Unit in excess of those specified in this Agreement, then without prejudice to the right of the Landowner and/or Developer to refuse or deny the same, in case the Landowner and/or Developer / the Developer, in its sole discretion agree to do the same or any part thereof, the Purchaser(s) shall be liable to pay upfront the full costs, charges and expenses for the Landowner and/or Developer doing the same.

(b) Security Deposit and the expenses as may be required by West Bengal State Electricity Regulatory Authority or other electricity provider for individual meter in respect of the Designated Unit directly with West Bengal State Electricity Regulatory Authority or other provider and proportionate share of the security deposit in respect of the common meters in respect of the Common Areas and Installations.

(c) All Stamp Duty, Registration Fees and Allied Expenses on Execution and Registration of this Agreement for Sale and of the Sale Deed or Deeds and other documents to be executed and / or registered in pursuance hereof.

(d) Service Tax, Value Added Tax (vat), or any other statutory charges / levies by any name called, if applicable and payable on construction of the Designated Unit or on the transfer thereof and / or on any amount or outgoing (including Maintenance Charges) payable by the Purchaser(s) in respect of the Designated Unit.

AUTHORIZED REPRESENTATIVE OF
 USASHI REALSTATES PVT. LTD.
 AND DIRECTOR OF EVANIE INFRASTRUCTURE PVT. LTD.

Gaurji Ghoshal.
 Rakha Ghoshal.
 Gaurji Ghoshal.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties at Kolkata
in the presence of:-

1. *Ujjwal Kumar Ghoshal*
(UJJWAL KUMAR GHOSHAL)
AA-14, High School Road
Bagmati, Kolkata - 59

2. Goutam Ghoshal
AA-14, High School Road
Bagmati, Kolkata - 700059


AUTHORISED SIGNATORY OF
USASHI REALSTATES PVT. LTD.
Signature of Authorised Signatory
and DIRECTOR OF EVANIE INFRASTRUCTURE PVT. LTD.
(Usashi Realstates Pvt. Ltd.)

and Director of Evanie Infrastructure Pvt Ltd.

Gorgi Ghoshal

Rama Ghoshal

Signature of the Purchaser(s)

RECEIPT

RECEIVED of and from the within named Purchaser(s) the within mentioned sum of **Rs.9,45,554/-** (**Rupees Nine Lac Forty Five Thousand Five Hundred Fifty Four**) only as an earnest / advance money including proportionate Service Tax under this Agreement for Sale as per Memo below:-

MEMO OF CONSIDERATION

Sl. No.	Cheque No. / Cash	Bank & Branch	Date	Principal Amount (Rs)	S. Tax Amount (Rs)
1.	941366	AXIS BANK	23/08/2017	89,286	10,714
2.	941368	AXIS BANK	30/08/2017	4,46,429	53,571
3.	941377	AXIS BANK	06/03/2018	3,08,530	37,024
		Total:		8,44,245	1,01,309
				9,45,554	

(Rupees Nine Lac Forty Five Thousand Five Hundred Fifty Four Only)

WITNESSES:

1. Gowām Ghoshal
AA-14, High School Road
Bagniali, Kolkata-700059

2.

EVANIE INFRASTRUCTURE PVT. LTD.

Director


Signature of Director of
(Evanie Infrastructure Pvt.Ltd)