

# M/S. SNIGDHANEER CONSTRUCTION

1. Name of the Project : Sheraton - Complex
2. Date of Agreement : \_\_\_\_\_ 20
3. Name of the Purchaser/s :
  1. Sri Nirmal Ch. Kundu
  2. Smt. Srikha Kundu
  3. \_\_\_\_\_
4. Address of the Purchaser/s : \_\_\_\_\_
5. Flat/Shop/Car-Parking No. : 6<sup>th</sup> Floor, Block - 'B'  
South East - Facing  
\_\_\_\_\_ x \_\_\_\_\_

भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

₹.10

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

44AA 707538

Amount

THIS AGREEMENT FOR SALE made this 2nd day of March, 2011.

BETWEEN

1) SRI BECHULAL MONDAL, son of Late Kali Charan Mondal by occupation Retired from service, 2) SRI PREMANGSHU MONDAL, 3) SRI HIMANGSHU MONDAL and 4) SRI DEBANGSHU MONDAL, all sons of Sri Bechulal Mondal residing at Balia, west, Garia, Kolkata - 84 and 5) SMT. LATIKA MONDAL wife of Sri Bibekananda Mondal by faith Hindu, residing at Fartabad (West), P.O - Garia, P.S - Sonarpur, Dist 24 Parganas (s) 6) PATIT PABAN MONDAL son of Late Sudesh Chandra Mondal by occupation Retired, 7) SRI SWAPAN MONDAL 8) SRI TAPAN MONDAL 9) SRI KHOKAN MONDAL alias Krishnadhan Mondal AND 10) DILIP MONDAL all sons of Late Panchanan Mondal residing at Balia West, Garia, Kolkata - 84 11) ARCHANA SARDAR wife of Late Bhudar Sardar and daughter of Late Panchanan Mondal by faith Hindu residing at Garia Station Road, West Balia, P.O. Garia, Kolkata - 700084 12) SMT. KALPANA NASKAR W/o Monmatha Naskar and D/o Late Panchanan Mondal residing at Garia Station Road, West Balia, P.O. Garia, Kolkata 700084.

SNIGDHANER CONSTRUCTION

*Devi...*

Partner

SNIGDHANER CONSTRUCTION

*...*

Partner

Panchanan Mondal and his wife Late Kunti Bala Mondal, their

13) SMT . PRATIMA HALDER W/o Kanai Halder D/o Late Panchanan Mondal residing at Garia Station Road, West Balia, P.O. Garia, Kolkata – 700084 14) SMT. NILIMA BAIDYA W/o Shyamal Baidya D/o Late Panchanan Mondal residing at Garia Station Road, West Balia, P.O. Garia, Kolkata – 700084 hereinafter collectively referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators representatives and assigns) of the FIRST PART.

AND

M/S SNIGDHANEER CONSTRUCTION having its office at Tribeni Apartment, Garia Main Road, Kolkata – 700084 represented by its Partners 1) Sri. Bijan Bhattacharjee 2) Sri Biman Bhattacharjee. 3) Sri Bidhan Bhattacharjee, and 4) Sri. Bipul Bhattacharjee both sons of late Bimal Bhattacharjee, both residing at Snigdhaner Apartment, Balia, Garia, Kolkata – 700084 both by faith Hindu, by occupation business, hereinafter referred to as the “DEVELOPER” (which term shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives successors-in interest and assigns) of the SECOND PART.

The Owners have granted a registered power of attorney in favour of the Developer M/ Snigdhaner Construction its office at Tribeni Apartment, Garia Main Road, Kolkata – 700084 represented by its Partners 1) Sri. Bijan Bhattacharjee 2) Sri Biman Bhattacharjee. 3) Sri Bidhan Bhattacharjee, and 4) Sri. Bipul Bhattacharjee both sons of late Bimal Bhattacharjee, both residing at Snigdhaner Apartment, Balia, Garia, Kolkata – 700084. Signatures of any two of the favour Partners, as above, will be valid in any matters whatsoever.

AND

SRI. NIRMAL CHANDRA KUNDU S/o Sri. Netai Chandra Kundu, by occupation Business, by faith Hindu, and SMT. SIKHA KUNDU W/o Sri. Nirmal Chandra Kundu, by occupation Business, by faith Hindu, both residing at P-30, Southend Garden, Garia, Kolkata - 700084 herein referred to as the “PURCHASERS”, (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS

1. One Bhuban Mondal seized and possessed of a vast landed total measuring an area of 64 decl. of Schedule below property and was recorded owner in the C.S. Records of Right comprising in C.S. Dag Nos. 211 & 212 under C.S. Khatian No. 57, Touzi No. 274, R.S No. 30, J.L. No. 46, lying and situate at Mouza Balia, at present P.S. Sonarpur, Dist 24 Parganas (S).
2. While thus seized and possessed of the aforesaid said landed property said Bhuban Mondal died intestate leaving behind three sons, namely Kali Charan Mondal, Sudash Mondal and Bama Charan Mondal who jointly inherited the said intestate landed property of 64 decl. in equal share each became entitled to 21.33 decl.
3. a) After death of said Kali Charan Mondal, Srikanta Mondal and Bechulal Mondal being sole heirs and successor inherited the 1/3<sup>rd</sup> share of late Kali Charan Mondal and After death of said Sudash Mondal, Sri. Patit Paban Mondal and Sri. Panchanan Mondal being sole heirs and successor inherited the 1/3 share of late Sudhas Mondal.  
b) After death of Late. Panchanan Mondal and his wife Late Kunti Bala Mondal, their four son and four daughter vendor no. 7 to 13
4. On 22.04.1974 said Srikanta Mondal and Bechulal Mondal jointly sold and conveyed their said inherited share in the landed property measuring an area of 21.33 decl to one Haripada Mondal by a registered Kobala duly registered on at SRO Sonarpur and recorded in Book No. 1, Vol No. 23 at Pages 6 to 7 Being No. 1438 for the year 1974.

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SNIGDHANEER CONSTRUCTION  
Partners  
Bijan Bhattacharjee

SNIGDHANEER CONSTRUCTION  
Partners  
Biman Bhattacharjee

5. After death of said Haripada Mondal and his wife Kolimoni Mondal, their only daughter duly married Rama Mondal being sole heiress and successor inherited the state of late Haripada Mondal.
6. Said Rama Mondal died intestate on 19.07.1984 leaving behind her husband Sri Bechulal Mondal the Owner No.1 and three sons namely Premangshu Mondal, Owner No.2, Himangshu Mondal the Owner No.3, Debangshu Mondal, the Owner No.4, and only married daughter, Latika Mondal, the Owner no.5 of the Party of the One Part herein who jointly became owners of the said landed property measuring 21.33 dec left by late Haripada Mondal.
7. Another Co-sharer, Bama Charan Mondal sold and transferred his 1/3<sup>rd</sup> share to one Jyotsna Modak by a Registered Deed of Kobla which was registered at Baruipur and recorded in Book No.1, Volume No. 12 at Pages 126 to 128. Being no 6435 in the year 1968.
8. On 14.08.03 said Jyotsna Modak sold and conveyed 21.33 decimal land comprising in C.S Dag Nos.211 & 212 under C.S.Khatian No.57, corresponding to R.S.Dag No.230 & 231 corresponding to R.S dag No.230 & 231 corresponding to R.S.Khatian No.32 (Khanda Khatian 281) Touzi No. 274, R.S.No.30,J.L No.46,lying and situate at Mouza Balia, at present, P.S. - Sonarpur, Dist 24 Parganas (S) by a registered indenture to Bechulal Mondal and the said deed was registered and recorded at DSR - IV, Alipur in Book No.I, being No.5922 for the year 2006.
9. Whereas by and under a Deed of Gift registered at the office of Sub - Registrar, Sonarpur, recorded in Book No. I, Volume No. 2, copied at Pages 261 to 263, Being No. 697 for the year 1981 the said Srikanta Mondal and Sri Bechulal Mondal, both sons of Late Kali Charan Mondal, gifted transferred and handed over 22 ¼ decimals began land out of the said 89 decimals land lying situate at and comprised in R.S. Dag No. 232 under R.S.Khatian No. 33. by and under another Deed of Gift registered at the office of Sub - Registrar, Sonarpur, recorded in Book No. I, Volume No. 15 copied at Pages 86 to 88, Being No. 701 for the year 1981 the said Srikanta Mondal and Sri Bechulal Mondal, both sons of Late Kali Charan Mondal, gifted, transferred and handed over 22 ¼ decimals began land out of 89 decimals land lying, situate at and comprised in R.S.Dag No. 232 under R.S. Khatian No.33
10. Whereas the said Premangshu Mondal and Debangshu Mondal, the owners herein are seized, possessed of or otherwise well and sufficiently entitled to the said 44 ½ decimals land, be the same a little more or less, lying, situate at and comprised in R.S. Dag No. 232 under R.S. Khatian No. 33 corresponding to C.S. Dag No. 215 under C.S.Khatian No. 80 of Mouza - Balia, J.L. No. 46, Police Station - Sonarpur, District - South 24 Parganas without any hindrance and encumbrance.
11. Thus being acquired partly by way of inheritance and partly by purchase the Owners, the party being of the One Part herein joint owners of total land area of 108.75 decl as absolute owners in possession.

**AND WHEREAS** thus being absolute Owners, the party of the One Part have been holding and enjoying the said landed property having measurement of 108.75 decl referred in the Schedule hereinafter appearing.

SNIGDHANEE CONSTRUCTION  
 Partner  
*[Signature]*

**AND WHEREAS** the owners has decided to develop such landlords 108.75 decl under their absolute ownership and possession by submitting a building plan with an intention to construct a several storied building on the said and being C.S Dag No. – 211 & 222; C.S.Khatian No. 57 corresponding to R.S Dag No. – 230 & 231, 232 R.S. Khatian No. 32,33, L.R.Khatian No.459,295, Khanda. 281 L.R.Dag No.200, J.L. No.46, at Mouza – Balia, P.S. Sonarpur under Rajpur - Sonarpur Municipality, Ward No. 1, Kolkata – 700084.

**AND WHEREAS** the owners/vendors herein, decided to erect an ownership building on the said area of land measuring 108.75 decl. and approached the developer herein and after having discussion at length the owners and developers have agreed to construct ownership apartment and accordingly they have entered into an agreement on 19.02.2007. under certain terms and conditions recorded therein.

**AND WHEREAS** in pursuance of the said agreement the First Party has put the Developer in possession on the said property and has granted exclusive right to commercially exploit the property by construction of several ownership (apartment) flats at the cost and expenses of the Developer or on account of prospective purchasers as the case may be in accordance with sanction plan and in consideration thereof, the First Party has agreed to sell and transfer to the Developer or to the intending purchasers, so nominated by the Developer. The undivided proportionate shares in the land attributable to each flats together with area of respective flats/car parking spaces and their spaces and common areas in the proposed building and also authorized to receive and retain sell proceeds there from in respect of portion of the constructed area owners shall be jointly entitled to 28% of the sanctioned F.A.R in the form of completed flats and car parking spaces and Developer shall be jointly entitled to 72% of the sanctioned F.A.R in the completed flats and car parking spaces.

**AND WHEREAS** the Owners have granted a registered power of attorney in favour of the Developer in order to give effect to the terms and conditions of the Development Agreement and to sell the flats allotted to the Developer (except Owner's allocation) together with the undivided proportionate share of land and common parks and to receive and retain sale proceeds there from. Vide power of attorney no being no. 2640 for the year 2007 and recorded in Book no – IV, at the registration office at DSR IV, Alipore. If any mistake is found at the time of deed of sale, purchasers or seller who ever may be shall have right to rectify the mistake if any, and in that event this agreement will be extinguished .

**AND WHEREAS** the Developer would take up construction of the said new buildings in several Blocks in accordance with the sanctioned plan of Rajpur Sonarpur Municipality and recommended by KMDA.

**AND WHEREAS** the Developer is authorised to sell it's allocated flats in the newly constructed building.

**AND WHEREAS** the purchasers having knowledge of it intended to purchase one flat and approached the Developer and the Developer agreed to sell and transfer the same together with undivided proportionate share in land in respect of the flat on 6<sup>th</sup> floor, Block – B (South East facing), having super-built up area 1600 sq.ft. more or less and 1(one) Car Parking space measuring 150 Sq.ft more or less for a consideration of Rs.34,00,000.00/-(Rupees Thirty Four Lacs) only fully described in the second hereunder written.

SNIGDHANER CONSTRUCTION  
 Partner  
 SNIGDHANER CONSTRUCTION  
 Partner

**AND WHEREAS** it is agreed that the flat is to be constructed and delivered within 60 months from the date hereof (Provided that all payments, i.e. cost of flat and additional cost AND, are made by the purchasers to the Developer regularly and punctually strictly in terms of the 3<sup>rd</sup> schedule of payment) subject to the delay due to force majeure or viz Majeure or act of God and other unavoidable circumstances which is beyond control of the developer.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The Purchasers confirms to have inspected and examined the title in respect of the land and is fully satisfied with the title of the First Party / land owners as free from all encumbrances and agrees and covenants not to raise any objection thereto in future the purchasers the has also inspected the copy of the sanctioned plan, specification and the various agreement (s), power of attorney herein referred to above and being fully satisfied and convinced with the right and authority of the Developer, the purchasers agrees to enter into the agreement for sale of these presents and agrees to purchase the said flat and Car Parking space for a consideration of Rs.34,00,000.00 (Rupees Thirty Four Lacs) only .
2. The Developer agreed to sale and transfer in favour of the purchasers and the purchasers hereby agreed to purchase ALL THAT the flat on 6<sup>th</sup> floor, Block - B ( South - East facing) <sup>Flat No. N</sup> having super-built-up area 1600 sq.ft. more or less and 1(one) Car Parking space measuring 150 Sq.ft more or less together with undivided proportionate share in land and common areas and facilities at or for a total consideration of Rs 34,000,00.00/--(Rupees Thirty Four lacs ) only which includes costs of proportionate share of land.
3. The Developer hereby agree and undertake to execute and register the Deed of conveyance for transfer of the said flat in favour of the purchasers, provided the purchasers pays full consideration money regularly and punctually along with money as referred in para 5,6, and 7 hereinafter appearing.
4. The purchasers shall pay the legal charges ( including Fees for Advocate), statutory dues and other expenses as may be necessary for the preparation of deed of transfer of the said flat by a registered deed of conveyance.
5. That the purchasers shall pay an additional amount of Rs30,000/-(Rupees Thirty Thousand) only to the Developer for proportionate cost of installation of Transformer in the premises and for installation of Main meters.
6. The purchasers shall pay a further amount for installation of Individual Meter in the flat as referred to in Para 28 hereinafter appearing and their amount will be decided by the W.B.S.E.B
7. That the purchasers shall also pay as deposit a sum of Rs.10000/-(Rupees Ten thousand) only to the Developer for maintenance of the building as referred to in' pare 31 hereunder
8. The Developer will deliver possession of the flat only on receipt of all the payments as in para 2,5,6, & 7 from the purchasers . The purchasers agreed to the condition.

SWIGHANER CONSTRUCTION  


SWIGHANER CONSTRUCTION  


9. The purchasers shall have no right, title, interest and claim or demand whatsoever or howsoever in respect of the other part or portions of the said building or Blocks of the said premises excepting user of common passage, common parts.
10. That the purchasers shall not do any act, deed thing whereby the Construction or the development of the said building or property is in any way hindered or impeded with nor shall in any way commit prejudice to any of the terms and conditioned herein contained.
11. The purchasers shall have no right to sell, transfer, mortgage or assign the benefit of this agreement without prior consent of the Developer in writing.
12. That the purchasers will pay a sum of Rs.5,00,000/- (Rupees Five Lacs only) at the time of Agreement to the Developer towards the consideration money and the balance of full purchase value is payable to the Developer strictly as in the manner specified in the 3<sup>rd</sup> schedule. The Developer shall not be responsible for any reasons whatsoever for non-payment of balance purchase value by the purchasers. The Developer will not handover the physical possession of the flat sanctioned above until the full payment, as per the schedule, mentioned above, is received by the Developer.
13. The Purchasers will be liable to pay, in addition to the consideration money as mentioned hereunder, the statutory liabilities of surcharge, cess on the final value to be determined at the time or transfer of title on the basis of the then market value and also pay Income Tax on the deference between the agreement value and the market price at the time of registration of the deal.
14. The purchasers will also be liable pay the difference of price that might cause due to price escalation during the pendency of the agreement.
15. Time for payment is the vital part of the contract and the purchasers hereby agrees not to with hold payment for any reason whatsoever. The purchasers shall make all payments strictly on specified dates mentioned in the 3<sup>rd</sup> schedule.
16. That all the amount which shall become due and payable to the second Party by the purchasers hereunder shall remain charged on the purchasers entire right, title and interest in the said flat.
17. If the purchasers fails to make payment of any installment or installments on the stipulated dates the purchasers shall be liable to pay interest of 12% per annum and or part thereof on all sums money becoming due.
18. If such default shall continue for a period over 30 days, the developer shall have the lawful right to unilaterally terminate and cancel this agreement without any further notice as this agreement itself serves sufficient prior notice and after such cancellation the Developer shall inform the purchasers accordingly. Thereafter the purchasers shall have no right in the flats / Car parking space booked. The purchaser accepts the same and shall not raise any objection or dispute thereon in future. After such cancellation the Developer will refund the money paid by the purchaser.
19. If the purchaser makes payment according to schedule of payment and if the First party fails to provide the flat to the purchaser timely then the purchaser shall have the right to claim interest from the developer at the rate of 12% per annum for the period of default from the date of payment or the purchasers may take back the paid money, with prior notice of his intention to do so. from the developer.

SNIGDHAR CONSTRUCTION  
 Partner

SNIGDHAR CONSTRUCTION  
 Partner

20. Nothing contained herein shall be construed a present demise or transfer by the Developer in favour of the purchasers nor this agreement shall be construed to be transaction in the nature of part performance within the meaning of sec 53A, of transfer of property Act. And such demise or transfer shall take effect only on full and final payment of total consideration money agreed to be paid by the purchasers to the Developer as specified in Third schedule.
21. If the purchasers wants any additional work in the flat over and above the specification, the Purchasers shall have to pay additional cost for the same, payable in advance and shall inform the Developer in writing accordingly.
22. The Developer shall construct and complete the said building with standard materials and his Architect is the absolute authority to ascertain and determine the quality and specification of materials.
23. Until the completion of the said flat and/or building the Developer shall remain in Exclusive control of the construction and the purchasers shall not disturb or obstruct or restrict the right of the developer to use men and materials for the purpose of the construction of the building.
24. After the completion of the said flat, the total area comprised in the flat shall be certified by the developer and such certificate shall be final, conclusive and binding on the parties hereto. In case it is found that the area comprised in the flat is less or more than the area mentioned therein, the price payable by the purchasers to the developer shall be proportionately reduced or increased accordingly.
25. After the completion of construction of the said flat the purchasers will be duly notified. Within 15 days from the date of such notification the purchasers shall have to takeover possession of the completed and the finished flat upon payment of all the dues if there be any.
26. That after the said building is completed and the possession of the flat is taken over by the purchasers the purchasers shall not be entitled to raise any dispute on account of any workmanship, specification or quality of the materials used in the said building /flats.
27. The purchasers shall regularly and punctually make payment of such sum towards maintenance charges for upkeepment of the building.
28. The purchasers shall not store in the said residential flat any hazardous or combustible substance and article which are too heavy to affect the construction of the building.
29. The purchasers shall use the said flat for the residential purpose only.
30. The purchasers shall have to pay proportionate meter rent to the Developer for supply of electricity used in common areas. The purchasers shall be provided with a separate Electric meter for his flat. The purchasers shall pay security deposited and other expenses for installation of the individual meter to the developer.
31. The purchasers is not deposit or permitted to deposit any waste/rubbish in the staircase or in any common areas of the said building.
32. The purchaser shall not store of any goods, articles or things in the staircase lobbies or other parts of the building or any portion thereof or the landing or any part thereof.
33. The Purchasers will be paid extra towards the cost of Granite to be used with the aforesaid flat as desired by the purchasers.

SAIGDHANEER CONSTRUCTION  
 Partner  
 SAIGDHANEER CONSTRUCTION  
 Partner



34. The purchasers shall be a member or a share holder of the ownership Association or Holding organization or maintenance or service company as the case may be and shall abide by its all rules and regulation or restrictions under the supervision and control of the developer. The purchasers shall pay a sum of Rs. 10000./= (Rupees Ten thousand) only for maintenance of the building and the said money shall be deposited to the bank in the name of service organization to be formed and shall also pay proportionate charges, for maintenance of service area and common areas per month or as may determined by the service organization.
35. If any notice to be given by the Developer shall without Prejudice to any other mode Available shall be deemed to have been served on the purchaser if delivered by hand (duly acknowledge) or by post and likewise if the purchaser gives any notice on the Developer shall be delivered by hand (duly acknowledge) or by post.
36. This Agreement containing the entire agreements of the parties and no oral representation Or statement shall be considered valid and binding upon either of the parties nor shall any Provision of this agreement be terminated or waived except by written consent of both the parties. The purchasers acknowledge upon signing of this agreement that no agreement, conditions, stipulations, representations, guarantees or warranties have been made by the developer and/or agents or employees other than what is specifically set forth herein.
37. All disputes and difference arising out of this agreement, in relation to the determination of Any liability of the parties hereto for construction and interpretation any of this terms or meaning given herein shall be referred to the arbitration of the Ld. Advocate of the owner / developer and purchaser under the provisions of the arbitration and conciliation Act. 1996 and any statutory modification or enactment thereto from time to time and the award given by the arbitrator shall be binding, final and conclusive on the parties hereto.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel land building measuring an area of 108.75 decimal a little more or less corresponding to C.S Dag No. - 211 & 222; C.S.Khatian No. - 57 corresponding to R.S Dag No. - 230 & 231, 232 R.S. Khatian No. 32,33, L.R.Khatian No.459,295, Khanda. 281 L.R.Dag No.200, J.L. No.46, at Mouza - Balia, P.S. Sonarpur under Rajpur Sonarpur Municipality. Ward No. 1, Kolkata - 700084

#### SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT flat admeasuring Super built up area of 1600sq.ft. a little more or less in the 6<sup>th</sup> floor, Block - B (South - East facing) <sup>Flat No. N</sup>, consisting of 3 bed rooms, 1 dining / drawing, 1 kitchen, 3 toilets, 2 verandah and 1 Car Parking space measuring 150 Sq.ft together with undivided proportionate share of land and common benefits in the newly constructed building namely 'SHERATON' Complex at premises in First Schedule above referred to and the same shall be completed in accordance with the specification annexed herewith.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

Specified dates for making payments –

Consideration of flat..... Rs. 34,00,000.00

Balance dues towards to be paid in the Following manner:-

- |             |                |  |
|-------------|----------------|--|
| 1. On ..... | Rs.5,00,000.00 | at the time of Agreement.                |
| 2. On.....  | Rs.7,25,000.00 | on completion of foundation work.        |
| 3. On ..... | Rs.7,25,000.00 | on completion of Roof casting.           |
| 4. On ..... | Rs.7,25,000.00 | at the time of Brick work.               |
| 5. On ..... | Rs.7,25,000.00 | one month before transfer of Possession. |

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Common portions)

- 1.....Ultimate top roof for common enjoyment staircase on all floors, staircase landing on all floors.
- 2....Common passage inside the premises.
- 3....Water tank and other plumbing installations pump room.
- 4....Electrical wiring, motors, electrical fittings.
- 5... Other service areas and common areas, and open spaces around the building.
- 6....Drainage and sewers. Septic Tank, over head tank and under ground Reservoir.
- 7... Boundary wall and main gate.
- 8...All other fittings, equipments and fixtures which are being used commonly either for the common purpose or needed for using the individual facilities.
9. .... Common Elevator.

SNIGDHANEER CONSTRUCTION  
Partner  
*[Signature]*

SNIGDHANEER CONSTRUCTION  
Partner  
*[Signature]*

IN WITNESS WHEREOF the parties hereunto set and subscribed their hands on the day, month and year first above written.

Signed sealed and Delivered at Kolkata  
In the presence of:-

As Constitute Attorney of -

- SRI. BECHULAL MONDAL
- SRI. PREMANGSHU MONDAL
- SRI .HIMANGSHU MONDAL
- SRI. DEBANGSHU MONDAL
- SMT.LATIKA MONDAL
- SRI. PATIT PABAN MONDAL
- SRI .SWAPAN MONDAL
- SRI. TAPAN MONDAL
- SRI. KRISHNADHAN MONDAL
- SRI .DILIP MONDAL
- SMT.ARCHANA SARDAR
- SMT. KALPANA NASKAR
- SMT .PRATIMA HALDER
- SMT.NILIMA BAIDYA

Witnesses: -

1.

2.

Signature of the First Party.

On behalf of - SNIGDHANEER

Partner

Partner

Signature of the Developer/  
Second Party

Nirmal Kundra,

Sikha Kundra.

Signature of the Purchaser/Third Party

MEMO OF CONSIDERATION.

Received a sum of Rs ...../- from the Purchaser as earnest money .

SNIGDHANEER CONSTRUCTION

Partner

Partner

Developer

ANNEXURE  
SPECIFICATION

1. FOUNDATION WORK : As per sanction plan strictly followed.
2. BRICK WORK : Better quality Bricks.
3. R.C.C. WORK : Steel as per sanction plan.
4. ALUMINIUM WORK : Wooden Frame and flash door shutter and Aluminum window Sliding shutter.
5. FLOOR WORK : Work for floor in all rooms are Granite.
6. PLASTER & PARIS : All inside wall with plaster of paris.
7. KITCHEN : R.C.C. Slab 6' - 0" long , 1' - 10" wide Gas table with marble platform with 3'-0" wall glaze tiles from platform and and steel sink with marble flooring.
8. TOILET : One plain basin white commode or pan with cistern marble flooring with 4" skirting with 6' height white glazed tiles and concealed plumbing fitted with plain plated taps, fully conceal wiring.
9. ELECTRICITY : Full concealed copper wiring two light point one fan point and one 5 amph. Plug point and one TV point in living Rooms. Two light points, two plug point, two fan point, Two 5 amph. Plug point, one TV point and one telephone point one 15-amph plug.
10. ELECTRIC METER : Common electric meter should be installed by the Developer. Also common meter bill should be paid by the all flat owners in equal percentage.
11. WATER PUMP : Common water pump shall be installed to provide water supply from under ground reservoir through overhead tank R.S.M. water supply only.
12. COLLAPSIBLE GATE : Collapsible gate will be provided in front of the main entrance of Building.
13. GRILLS : Grills to be provided at all balconies upto 3' high.
14. EXTRA WORKS : Extra fitting and works may be provided at extra cost to be paid by the purchasers.

SNIGDHANER CONSTRUCTION  
*[Signature]*  
 Partner

SNIGDHANER CONSTRUCTION  
*[Signature]*  
 Partner