



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

20AB 645946

EVANES INFRASTRUCTURE PVT. LTD.

Director

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the ^{16th} day of June

Two Thousand and Eighteen (2018).

BETWEEN

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 it's favour.

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

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

SMT SOUMINI MAITY (PAN BDUPM7484A), son of Sri Mriganka Maiti, by faith- Hindu, by nationality - Indian, by occupation - Professional, residing at - Sepoy Bazar, Ward No-2, P.O.- Midnapur, P.S. - Kotwali, PIN - 721101, Dist: Paschim Medinipur ,

A N D

SRI SIRSHANKA MAITI (PAN AZSPM5184A), son of Sri Mriganka Maiti, by faith- Hindu, by nationality - Indian, by occupation - Service, residing at - Sepoy Bazar Ward No-2, P.O.- Midnapur, P.S. - Kotwali, PIN - 721101, Dist: Paschim Medinipur, 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 covered area of 535.63sq. 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) Toilet, 1 (One) Open Terrace, and 1(One) W.C on the 2nd Floor South West Said 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 at 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.

RECEIPT

RECEIVED from the within named Purchaser/s the within mentioned sum of **Rs. 4,29,855/- (Rupees Four Lac Twenty Nine Thousand Eight Hundred Fifty Five only)** as an earnest/advance money including proportionate Goods & Service Tax under this Agreement for Sale as per Memo of Consideration herein below:-

MEMO OF CONSIDERATION

SL. No.	Cheque No./ Cash	Bank & Branch	Date	Principal Amount (Rs.)	GST Amount (Rs.)
1.	887431		15.05.17	2,51,879	
2.	887432	UBI	31.07.17	1,77,976	
TOTAL				4,29,855	
GRAND TOTAL				4,29,855	

(Rupees Four Lac Twenty Nine Thousand Eight Hundred Fifty Five only)

WITNESSES:

1.

2.

EVANIE INFRASTRUCTURE PVT. LTD.



Director

SIGNATURE OF THE DEVELOPER/VENDOR