



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AGREEMENT FOR SALE

73AA 094181

THIS AGREEMENT FOR SALE made on this date the 14TH MARCH, 2014

BETWEEN

M/S ANAPRIYO REAL ESTATE PVT. LTD. A private limited company registered under the companies' act 1956 having it's registered office at 151/A, Jodhpur Garden, 2nd floor, P.S. Lake, Kolkata – 700 045 duly represented by its Managing Director Mr. Bharat Naskar son of late Anubh's Naskar by faith Christian by occupation business residing at Amgachia Pailan, Bishnupur, Kolkata-700104, hereinafter called the vendor (which term or expression shall unless excluded by or repugnant to the subject or context to deemed to mean and include the said company Successors – in – office – executors, administrators, representatives, and assigns) of the **FIRST PART.**

AND

MRS. SHYAMALI MITRA W/O MR. ARINDAM MITRA by occupation Housewife residing at Flat No-5, 1, M.B.Road, Geetanjali Apartment, P.O. + P.S.-Belghoria, Kolkata-700056, hereinafter called the purchaser (which term or expression shall unless excluded by or repugnant to the subject or context to deemed to mean and include his legal heir, successor, nominee of the **SECOND PART**



Shyamali Mitra

No. 384 Date 4/12/2013 Rs. 101.00
Name S. M. Hayee, Adv.
Address Alipore Judges Court
KOL-28.
VENDOR: MAMUNAJ UDDIN GAZI
ALIPORE JUDGES COURT
KOLKATA-700027

Signature of Vendor

WHEREAS M/S. JANAPRIYO REAL ESTATE PVT LTD. The party of the first part herein for the purpose of making and / or establishing township project under the name & style of **KALYANI CITY ENCLAVE** has procured land/lands/properties and the properties be procured comprising more or less **1117** plots of different sizes and / or areas in different mouza such as Bidyadhar Pur & Rahuta within the area of Shyamnagar, P.S. Jagaddal, District South 24 North, West Bengal, by virtue of and on the basis of registered deed of conveyance / conveyances and of agreement for sale.

AND WHEREAS the party of the other part made an application for booking of plot No. **36** on the application Dated **03.02.14** on payment of prescribed amount of advance of a sum of **Rs. 1, 73, 100/- (Rupees One Lac Seventy Three Thousand & One Hundred)** only and have agreed to pay the balance amount of **Rs. 4, 03,900/- (Rupees Four Lac Three Thousand & Nine Hundred)** only in equal 36 monthly installments in terms of the schedule of installments of the company.

AND WHEREAS the plot no. **36** as has been booked in the project measuring of an area of **1440** sft equivalent to **Two Cottah more or Less rectangular in plan with 32 feet wide and 45 feet long** situated in the dag no **1407** appertaining to khatian no **249** J.L. no. **22** in mouza **Rahuta** within the area of Shyamnagar, P.S. Jagaddal, District North 24 Parganas, West Bengal **having its boundaries as under:**

NORTH: 32 feet abutting with plot no.27.

SOUTH: 32 feet frontage with 20 feet wide road.

EAST: 45 feet frontage with 30 feet wide road.

WEST: 45 feet abutting with plot no-35.

AND WHEREAS the terms and conditions of the agreement for sale & purchase by and between the parties herein witnessed as follows:-

TERMS & CONDITIONS

- I. That the party of the other part herein to be termed as the purchaser has agreed to purchase the aforesaid plot of land within the project of the company being schemed **KALYANI CITY ENCLAVE** as shown in the master plan of the company for a total consideration of **Rs. 5, 77,000/- (Rupees Five Lac & Seventy Seven Thousand)** only and the company i.e. party of the first part herein has agreed to sell and / or transfer the said plot of lands to the party of the other part.



Shyamali Mitra

- II. That the party of the other part has applied in the application form of the company for allotment of the plot of lands dated **03.02.14** and paid an amount of **Rs. 1, 73,100/-** as advance booking towards the consideration money fixed at **Rs. 5, 77,000/-** and the balance of the consideration money would be paid to the party of the first part in 36 equal monthly installments from the date of signing of this Agreement in respect of the plot of lands described in the schedule hereunder written.
- III. That the vendor , party of the first part shall complete the sale or transfer in respect of the plot of lands in the **KALYANI CITY ENCLAVE** by virtue of registered deed of sale on completion of the project within Three years from the date of booking and after payment of the entire consideration money.
- IV. That the mode of payment for purchase of plot of lands would be as follows :-
- A. The party of the other part pays to the party of the first part by **A/C payee cheque with Nos. 058156, 000010 Dated 03.02.14, 07.03.14 Name of the drawee AXIS BANK & Bank of Baroda of Rs. 1, 73,100/-** and the receipt of the acknowledgement had been given to the party.
- B. The party of the other part shall bear /incur all the cost and expenses of the deed of sale of the said plot of lands in his /her favour viz. cost of stamp papers, Registration fees, Deed of conveyance, copying of deed / deeds as per the Government rules and other miscellaneous expenses, well before the registration of the deed / deeds of sale as may be reasonably fixed by the party of the first part through advocate/solicitor Attorney of the party of the first part.
- C. The deed / deeds /papers/documents etc. relating to the title of the land /properties agreed to be sold are lying in the custody of the party of the first part.
- D. The party of the other part would be entitled to inspect the papers/documents/relating to the plot of lands described in the schedule hereunder written to be purchased by the party of the other part.
- V. That the party of the first part would develop Roads having black top. There would be lake, park, and play ground and there would be open drainage on both side of the road as committed by the party of the first part. 5% of the plot value would be charged as development charge and the plot owner would pay the development charge inclusive of arrangement for electricity & water supply.
- VI. That the purchaser would enjoy the right to raise boundary wall surrounding his plot at his/her own cost after completion of registration of the deed of sale of the plot.
- VII. 18% interest would be charged p.a on delayed payment of installments.



Shyamali Mitra

- VIII. That in case of cancellation of booking of plot/plots, 30% would be deducted from the deposit amount, so made including the booking money towards processing and incidental charges.
- IX. That any disputes crop -up between the parties in that event parties to the agreement would hereby sincerely & faithfully solve the problems maintaining balance on equitable principles.
- X. Measurement of the boundary of plot so booked may be changed a little more or less at the time of registration of the deed of sale of the plot and of delivery of possession of the said allotted scheme plot, if necessary but the area of land are remain same.
- XI. In case the party of the first part fails to deliver the plot / plots then the the company i.e. **party of the first part be liable for refund or payback the entire money to the purchaser so deposited plus 15% on this deposit amount within a reasonable period of time.**
- XII. That the schedule of facilities referred to the brochure of the company or of the vendors is: - LAKE, PLAY GROUND, PARK, DUSTBIN, ROADS, SPACE FOR SCHOOL, and SHOPPING COMPLEX & TRANSFORMER.
- XIII. In case of default of payment of consecutive 3 months this agreement shall stand cancelled and terminated and in such case the amount deposited by the purchaser(s) shall be refunded after deducting 30% of the deposited amount without any interest.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signatures on the date, month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of

Witnesses;

1. Subrata Mondal

2. S. V. Anil Kumar

JANAPRIYO REAL ESTATE PVT. LTD.

Pradeep Anand

Managing Director

SIGNATURE OF VENDOR (SEAL)

Shyamali Mitra

SIGNATURE OF PURCHASER



JANAPRIYO REAL ESTATE PVT. LTD.



KALYANI

CITY

ENCLAVE

*Land Is More Precious
To All*

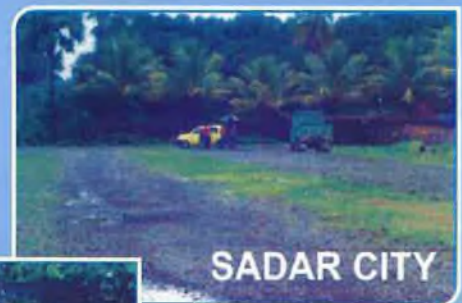
About the Company

We started real estate business in the year 1994. Latter on it was in corporate as a company in 2007. Since then we have come a long way. Our projects have been developed and colonized into many residential paradises in south west Kolkata, on D.H.Road, turning out master pieces. Land bank consolidation is our strength.

At present our group is working on residential, commercial and township projects. Our future and forthcoming projects will have an imprint on Heritage cities.

Home away from home and a weekend gateway just 15 kms. from busy Kolkata. Get away from the hectic and polluted city life and indulge in the luxury of paradise in your own home.

In a short time our company "**Janapriyo Real Estate Pvt. Ltd.**" Made thousands of respectable clients all over India and abroad. It is also significant that in a short time our company opened the branches in two other states of our country, one in Guwahati, Assam and another is in Ranchi, Jharkhand. Two new feather on the cap of our company. Our company now looks far and far away in future.



Booking options

You may select any of the following options :

A . At the time of booking , you have to pay 30% of the total plot value and the balance amount in 36 equal monthly Instalments without interest.

OR

B. Pay 60% of the total plot value within 3 months your registration will be done. Rest amount should be paid within the next 24 months in equal monthly instalments. In that case P.D.C. compulsory.

OR

C. Pay the full amount of the plot value at the time of booking, your registration and mutation charges will be borne by the company.

Facilities available :

- 1) Eco friendly environment planned and developed.
- 2) Budget friendly plots of various sizes also for duplexes.
- 3) Elevation of land as per requirement to prevent water logging.
- 4) Black top wide Road, Electricity, Drainage, Water supply, Lakes, Parks etc. will available in the Project.
- 5) Space for Medical Centre and School, Space for shopping Complex.
- 6) Instalments payment facility (Interest free).
- 7) Conformity to vastu.

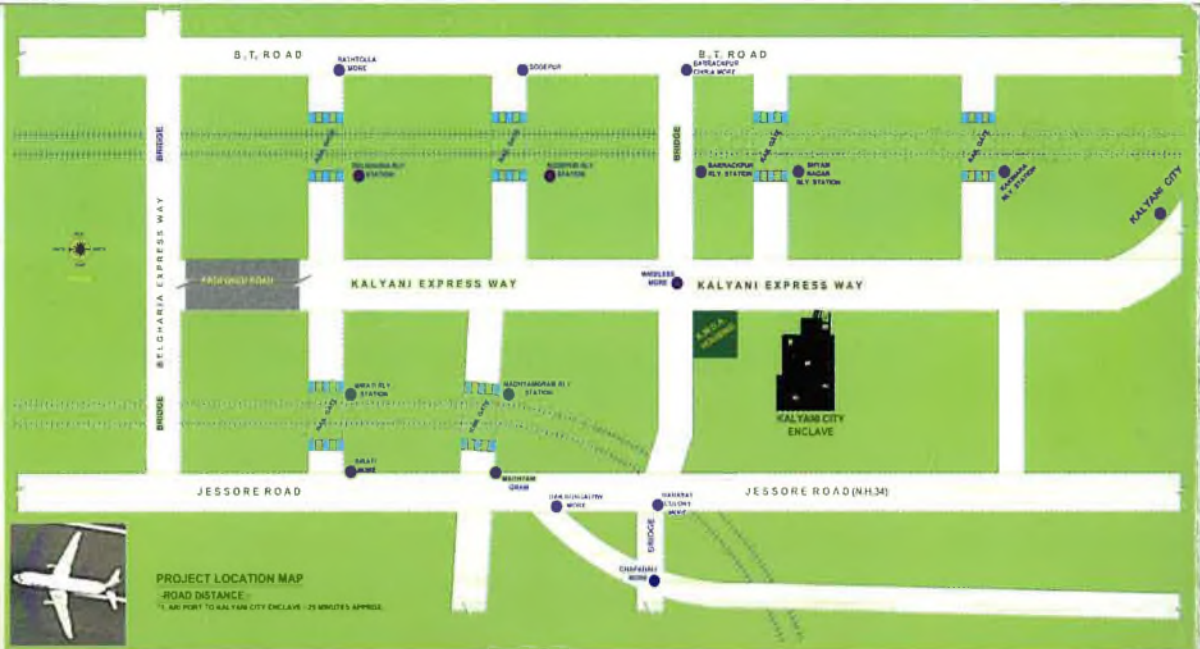
Existing Important Places:

- ◆ KMDA Housing Project (2000 flats already sold).
- ◆ Paharpur Genex Valley.
- ◆ Shyamnagar Railway Station. (2.5 km from project).
- ◆ Kanti Chandra High School.
- ◆ Shyamnagar Girls High School.
- ◆ B.T. College.
- ◆ Rajiv Gandhi memorial college and Research Centre.
- ◆ Adams International school.
- ◆ Barasat Government school.
- ◆ Gole Ghar street General Hospital.
- ◆ Disha Eye Hospital.
- ◆ Barrackpur Proposed Metro Station.
- ◆ District Sports Council Ground.
- ◆ Netaji Subash Chandra Bose International Airport Kolkata(C C U).
- ◆ Belgharia Express Way.
- ◆ Anandabazar Patrika (Publishing Department).
- ◆ Barrackpur and Barasat Court.
- ◆ North District Head Quarters (Barasat).
- ◆ D.N.Roy Medical Ins. & Hospital.

Quantity	Rate	Total Price	Booking Amt.	F.M.I.
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KALYANI CITY ENCLAVE					
PLOT AREA	RATE	TOTAL PLOT VALUE	BOOKING AMT. 30%	BALANCE	48 EMI
SUPER PREMIUM PLOTS (Main Road Facing, Corner Plots, Lake Facing and Park Facing)					
2 Katha	370000	740000	222000	518000	10792
2.5 Katha	370000	925000	277500	647500	13490
3 Katha	370000	1110000	333000	777000	16188
4 Katha	370000	1480000	444000	1036000	21583
PREMIUM PLOTS (South Facing Plots)					
2 Katha	360000	720000	216000	504000	10500
2.5 Katha	360000	900000	270000	630000	13125
3 Katha	360000	1080000	324000	756000	15750
4 Katha	360000	1440000	432000	1008000	21000
GENERAL PLOTS (North Facing Plots)					
2 Katha	355000	710000	213000	497000	10354
2.5 Katha	355000	887500	266250	621250	12943
3 Katha	355000	1065000	319500	745500	15531
4 Katha	355000	1420000	426000	994000	20708

N.B. - Water & Electric Charges @5% of Total Plot Value will be charged extra after completion of E.M.I. on or before Registration



Distance Index to Site

(Approx)

- Project to Airport - 15K.M.
- Birati More - 13K.M.
- 237 Bus Stand - 11K.M.
- Barrackpur Station - 8K.M.
- Shyamnagar Station - 2.5K.M.
- Madhyamgram Station - 11K.M.
- Kalyani City - 17K.M.
- Rajarhat New Town - 16K.M.
- Barasat Head Quarter - 10K.M.

Our Present Project

1. Metro City Park At Nepalgunj
2. Madhukunja Abasan at Amtala Moudi Road
3. Baruipur Basant Enclave at Baruipur
4. Kalyani City Enclave



Chairman & Managing Director :
Mr. B. Naskar

Our Associates
Legal Advisor :
Mr. S.M. Haque (Alipore Judges Court)

Chartered Accountant :
M/s. Sanjiv Singh & Associates

We Bank with :
United Bank of India, Golf Green Branch
ICICI Bank, Prince Anwar Shah Road Branch
Allahabad Bank, Camac Street Branch

Janapriyo Real Estate Pvt. Ltd.

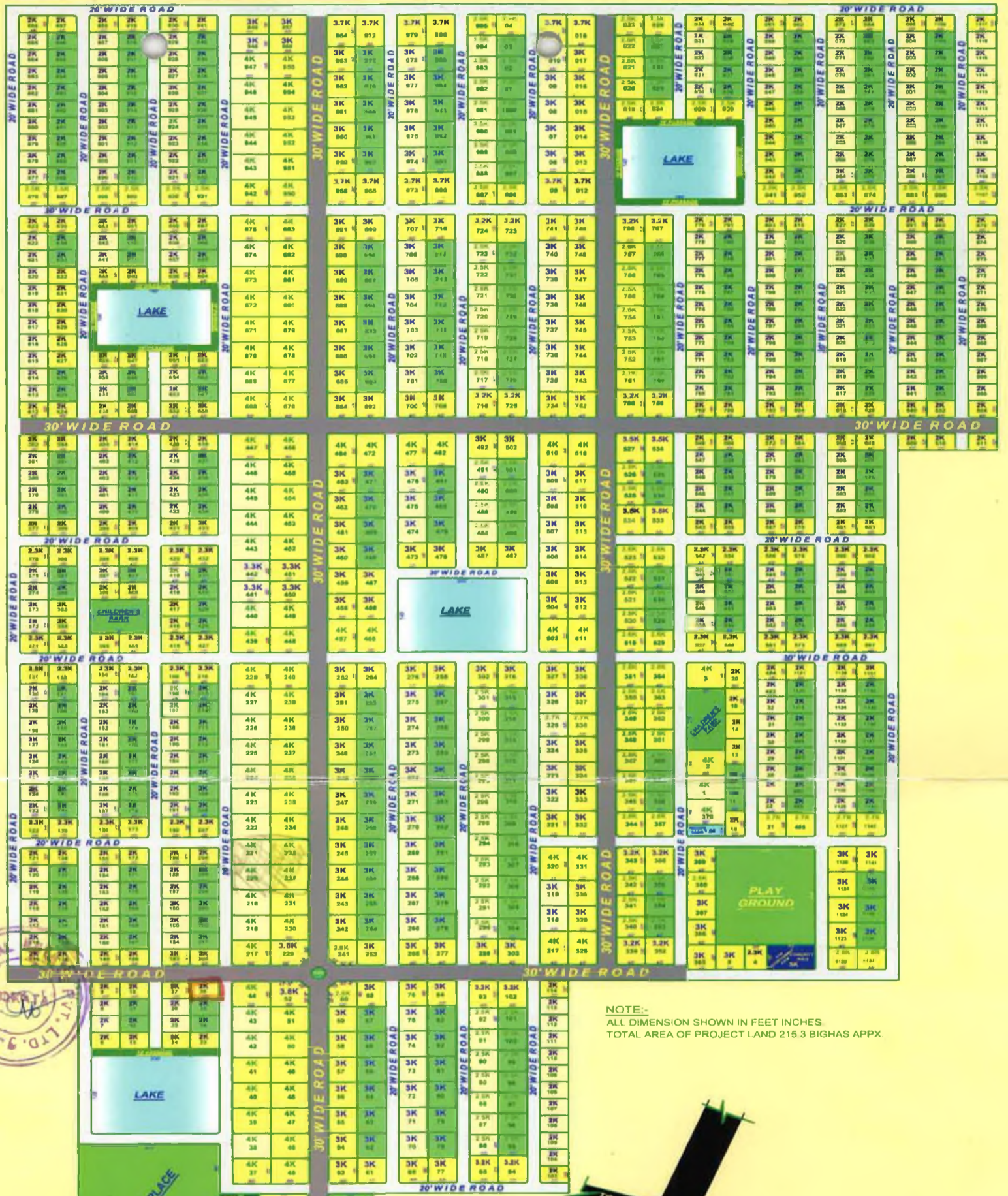
CIN NO. U70100WB2007PTC120389

REGISTERED & HEAD OFFICE

JANAPRIYO BHAVAN

151/A, Jodhpur Garden, 2nd Floor, Kolkata – 700045

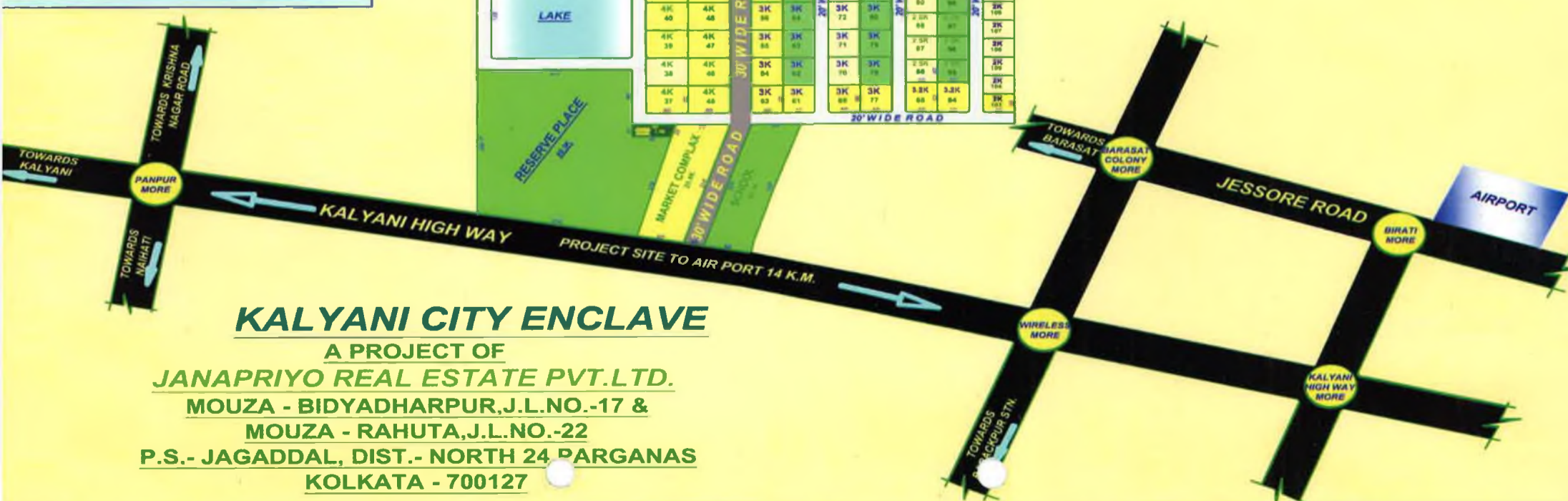




PLOT DESCRIPTION	
PLOT AREA	PLOT SIZE
2 KATHA	32' X 45'
2.5 KATHA	40' X 45'
3 KATHA	48' X 45'
4 KATHA	48' X 60'

ROAD DESCRIPTION	
	20' WIDE ROAD
	30' WIDE ROAD

NOTE:- ALL DIMENSION SHOWN IN FEET INCHES. TOTAL AREA OF PROJECT LAND 215.3 BIGHAS APPX.



KALYANI CITY ENCLAVE
 A PROJECT OF
JANAPRIYO REAL ESTATE PVT.LTD.
 MOUZA - BIDYADHARPUR, J.L.NO.-17 &
 MOUZA - RAHUTA, J.L.NO.-22
 P.S.- JAGADDAL, DIST.- NORTH 24 PARGANAS
 KOLKATA - 700127