



शक्तिप्रकाश पब्लिशिंग बंगाल WEST BENGAL

88AA 276357

AGREEMENT FOR SALE

1. Date -
2. Place- Kolkata
3. Parties
  - 3.1 ACHIRUDDIN MOLLA, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
  - 3.2 BORKAT ALI MOLLA, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
  - 3.3 MASIRUDDIN MOLLA alias MACHHIRUDDIN MOLLA, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

*Handwritten signature: Handla Supt*

CANCUN CONSTRUCTIONS

*Handwritten signature: @elun minun*

Partner

নম্বর : ১১৭৪

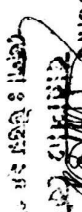
তারিখ : ২৪.০৮.১৫

ক্রেতার নাম : S.S. Adhikari, PAN.

ঠিকানা : High Court, Calcutta.

মুদ্রা : Nil

ক্রেতার : 

বৈশিষ্ট্য : 

খরিস তারিখ : 24 AUG 2015

মোট টাকার পরিমাণ : Rs150000

ক্রয়কারী বন্দারাম

ভেজান : শ্রী স্মার্ট রোস

- 3.4 **MOHIUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.5 **MAYNUDDIN MOLLA**, Son of Late Khatibbar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.6 **MUJIT ALI MOLLA**, Son of Late Kalu Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.7 **SUBID ALI MOLLA**, Son of Late Kalu Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.8 **ASRAF ALI MOLLA**, Son of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.9 **HANIF ALI MOLLA**, Son of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.10 **HAMIDUL ISLAM**, Son of Late Khadem Ali Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.11 **UJALA BIBI**, Daughter of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.12 **RABIA BIBI**, Daughter of Late Adam Ali Molla alias Adam Ali, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.13 **ASIA BIBI**, Wife of Abdur Rahaman Molla, faith - Muslim, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.14 **EBRAHIM MOLLA**, Son of Abdur Rahaman Molla, faith - Muslim, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700059, District - North 24 Parganas.
- 3.15 **RAHIM MOLLA alias RAHIM ALI**, Son of Late Daulat Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.

*Abdur Rahman Molla*

CANCUN CONSTRUCTIONS  
*Abdur Rahman*  
 Partner

- 3.16 **ABED ALI MOLLA**, Son of Late Samez Ali aias Samez Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.17 **JABED ALI MOLLA**, Son of Late Samez Ali aias Samez Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.18 **SOKORJAN BIBI**, Daughter of Late Samez Ali aias Samez Molla, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas.
- 3.19 **MD. JALIL MOLLA**, Son of Late Akarim Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Village - Baligori, Post Office - Chakpachuria, Police Station - New town, District - North 24 Pargnas, Kolkata - 700156.

All are represented by their Constituted Attorney **DEBASIS BISWAS** son of Sadhan Chandra Biswas, Partner of **M/S CUNCUN CONSTRUCTIONS**, a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**LANDOWNERS/VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns of the **FIRST PART**).

AND

- 3.20 **SRI NARENDRA PRASAD GUPTA (PAN - ANDPG2705L)** son of DEVENDRA PRASAD GUPT , by faith - Hindu, by occupation - SERVICE , by nationality - Indian, residing at C/O, BAIDYA NATH SAHU , Village + Post Office - Banipatti Near Co-Operative Bank Dist - Madhubani ,Stete - Bihar Pin - 847 223.
- 3.21 **SMT. MANJU RANI (PAN -BZEPR2082R )** wife of Sri **NARENDRA PRASAD GUPTA**, by faith - Hindu, by occupation - House Wife, by nationality - Indian, residing at Village + Post Office - Banipatti Near Co- Operative Bank Dist - Madhubani ,Stete - Bihar Pin - 847 223.

Hereinafter called and referred to as the "**PURCHASERS**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir , administrators, executors, representatives and assigns of the **SECOND PART**).

AND

**M/S CUNCUN CONSTRUCTIONS (PAN No AAIFC1651K)** a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner **DEBASIS BISWAS** son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, P.O. Sikharpur, P.S. Rajarhat,

CUNCUN CONSTRUCTIONS  
Debas Biswas  
Partner

Handwritten signature/initials.



District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O. Gopalpur, P.S. Airport, District - North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "**DEVELOPERS**" (which expression Shall unless repugnant to the context be deemed to mean and include their, administrators, executors, representatives and assigns) of the **THIRD PART**.

Land owners/Vendors/Purchasers and Developers collectively Parties and individually Party.

**NOW THIS AGREEMENT WITNESS RECORDS BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:-**

**4 Subject Matter of Agreement**

**4.1 Transfer of the Said Duplex & Appurtenances:**

**4.1.1 Said Duplex:** ALL THAT piece and parcels of one independent residential Duplex being Duplex No. "4" in the 3<sup>rd</sup> & 4<sup>th</sup> floor, measuring **1550 (one thousands five hundred Fifty) Squire Feet** (Said Duplex) be the same a little more or less of Super Build Area 3 (three) Bed Rooms, 1 (one) Drawing - 1 (one) Dinning, 1 (one) Kitchen, 3 (three) toilets & 2 deck, in the **Block - A**, lying and situated in the building complex namely "**CANCUN SKYLARK**" at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, morefully described in the **Part - I** of the **Second Schedule** hereunder written, situated on the land morefully described in the **First Schedule** hereunder written (**Said Property**).

**4.1.2 Garage:** 1 (one) Covered Garage measuring about 120 (one hundred twenty) Square Feet in the ground floor in the Said Complex which shall be allotted to the Purchasers after completion of construction of the Said Complex and it's only be used for parking of a medium sized motor car of the Purchasers, as the case may be, and not for any other purposes, described in **Part-II** of the **Second Schedule** below (**Said Garage**).

**4.1.3 Land Share :** Undivided impartial proportionate and variable share in the land comprised in the said property as is attributable to the said Duplex (land share) .The land Share is/shall be derived by taking into consideration the proportion , which the super built-up area of the Said Duplex bear to the total super built-up area of the Said Building Complex.

**4.1.3 Share in Common Portion:** Undivided impartable, proportionate and variable share and/or intrest in the common areas, amenities and facilities of the said Building Complex as is attributable to the Said Duplex (share in common Portions) the said common areas, amenities, and facilities being described in the **Third Schedule** below (collectively Common portion s). The share in common Portions is/shall be derived by taking into consideration the proportion which the super built-up area of the Said Duplex bear to the total super built-up area of the Said Building Complex.

The Said Duplex, the Garage, the Land Share, and the Share In Common Portions collectively described in **Part-III** of the **Second Schedule** below (collectively **Said Duplex And Appurtenances**).

*Handwritten signature*

CANCUN CONSTRUCTIONS  
*Rebin Prady*  
Partner