



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AA 367996

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made on this 07th day of November Two Thousand And Fourteen (2014)

BETWEEN

ADYAMA COMPLEX PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered Office at 14/4/2, Mackenje Lane, Police Station Golabari, District Howrah, hence represented by its Managing Director **SRI SANJAY KUMAR GUPTA**, son of Late Shivshankar Prasad Gupta, by faith Hindu, by Occupation Business, residing at 14/4/2, Mackenzie Lane, Police Station Golabari, District Howrah, Vide resolution of the Board of

Kishan Kr Biswal
Managing Director

ADYAMA COMPLEX PRIVATE LIMITED

Sanjay Kumar Gupta
Director

For BENGAL GHG NIRMAN PVT. LTD.

[Signature]
Director

the Company passed on 17th April, 2014, hereinafter referred to as the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-office, executors, legal representatives and assigns) of the **FIRST PART**

A N D

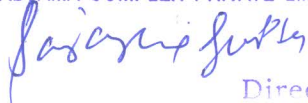
1. KISHAN KUMAR BERIWAL (PAN- AEEPB7394A), son of Lt. Om Prakash Beriwal, by faith Hindu, by Occupation Business and **2. MANJU BERIWAL** (PAN- ADYPB6035D) wife of Sri Kishan Kumar Beriwal by faith-Hindu, by Occupation Housewife residing at 34/35/2/1, Aurobindo Road, Howrah-711106, P.S. Malipanchghara, West Bengal, hereinafter called the **PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART.**

A N D

BENGAL GHG NIRMAN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered Office at 80/1, Bentinck Street, Police Station Hare Street, Kolkata - 700001, represented by its Director **SRI RAJIV KUMAR GUPTA** hereinafter called and referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-office, executors, legal representatives and assigns) of the **THIRD PART**

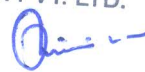
WHEREAS ADYAMA COMPLEX PRIVATE LIMITED being the vendor herein is the sole and absolute owner of **ALL THAT** Land measuring 3 (Three) Bighas 19 (Nineteen) Cottahs, more or less being mokorari mourashi bastu land, situated at Holding No. **26, 27 & 28, and since being renumbered as 26+27+28/1** Foreshore Road (corresponding to **Dag Nos.** 193, 206 & 207, under Khatian No. 39 of Mouza Shibpur, Sheet No. 94, J. L. No. 1), P. S.

ADYAMA COMPLEX PRIVATE LIMITED



Director

For BENGAL GHG NIRMAN PVT. LTD.



Director

Kishan Kumar Beriwal

Manju Beriwal

manner and with the specifications mentioned in Part - II of the Third Schedule hereunder written shall install and complete the common Areas and Installations in the said complex mentioned in Part - I of the within stated Third Schedule .

2. The Purchaser shall not in any manner cause any objection obstruction interference or interruption at any time hereafter in the construction or completion of construction of or in the complex or other parts of the said premises (notwithstanding the delivery of possession of the said Unit to the Purchaser in the meantime and there being temporary inconvenience in the use and enjoyment thereof by the Purchaser) nor shall at any time hereafter do or omit to be done anything whereby the construction or development of the complex or the said premises or the sale or transfer of the other Units in the complex is in any way interrupted or hindered or impeded with nor shall in any way commit breach of any of the terms and conditions herein contained and if due to any neglect or default on the part of the Purchaser or because of any act or omission on the part of the Purchaser, the Developer is restrained from construction of the complex and/or transferring and disposing of the other units therein then and in that event without prejudice to such other rights the Developer may have the Purchaser shall be liable to compensate and also indemnify the Developer for all losses, damages, costs, claims, demands, action and proceedings that may be suffered or incurred by the Developer.

3. The Developer shall unless prevented by circumstances beyond the control of the Developer deliver possession of the said Unit within 1st April , 2018. The Developer shall however be allowed a grace period of 6 (six) months over the completion period excluding the period of any delay caused by other reasons.

4. The Developer shall give a 7 (Seven) days notice to the Purchaser at the address of the Purchaser as hereinbefore stated for the possession of the said Unit.

ADYAMA COMPLEX PRIVATE LIMITED

Sudhakar Gulati
Director

For BENGAL GHG NIRMAN PVT. LTD.

Director
Director

Kishan Kr Berrival

Mansu Berrival