



পশ্চিমবঙ্গ প্রথিম বংগাল WEST BENGAL

Y 140762

AGREEMENT FOR SALE

Sl. No. 4894
On dated 17.4.17

This Agreement for sale is made on this the 17th Day of April, 2017.

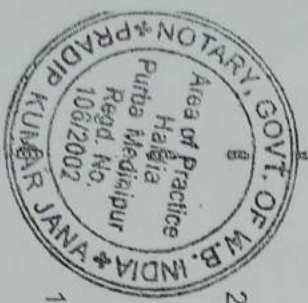
BETWEEN

- 1) MOHAN DANDAPAT, Son of Late Sumati Charan Dandapat, by occupation - Business, by faith Hindu, resident of Vill.- Basudevpur (near LIC Office), P.O. - Khanjanchak, P.S. - Durgachak, Dist. Purba Medinipur - Pin - 721602 W.B.
- 2) CHAMPA GAYEN, w/o Mr. Ananda Mohan Gayen, Vill - Anandapur, P.O. - Iswarda Jalpai, P.S. - Bhabanipur, Dist. - Purba Medinipur.
--- herein after called the DEVELOPER.
First Party
- 1) DIPAN ROY, Vill.- 15/1, Rabindranagar, P.O. - Minapore, Dist. Pashim Medinipur, Pin - 721101
- 2) DIPANWITA ROY, Vill - Basudevpur, P.O. - Khanjanchak, P.S. - Durgachak, Dist. Purba Medinipur, Pin -- 721602 W.B.

Herein after called the PURCHASER.

Second Party

Contd....2



Authenticated by

Mohan Dandapat
Champa Gayen
Champa Rani Gayen
Dipanwita Roy

P. Khajana
NOTARY, HALDIA
Regd. No. 106/2002

Subdipankar Kumar Das
Notary, Haldia, Purba Medinipur

Sl. No. 4824/K
On dated 19.4.18

: 2 :

AND WHEREAS the developer herein agreed to sell and the Purchaser herein agreed to purchase flat at Basudevpur LIC More , P.O. – Khanjanachak, P.S. – Durgachak, Dist. Of Purba Medinipur, 721602, W.B. within the limits of Haldia Municipality having Mouza – Basudevpur, J.L. No. 126, Plot No. - 2596, (Ideal Park), 1st Floor, Flat No. 2, North West, (covered area 730.88 sq.ft. plus 20% = 146.17sq.ft. proportionate staircase 66.62 sq. ft.) Total purchase area 943.67 sq. ft.

AND WHEREAS the Purchaser has inspected the sanctioned plan in respect of the aforesaid property and having satisfied and considering the price and / or consideration of the aforesaid flat being the fair market price agreed to purchase and acquire all rights title and interest of the 1st Party in the said flat and proportionate share in the land TOGETHER WITH right of use in the common areas and facilities as available in the said building free from all encumbrances at or for a price of Rs. 25,000,00.00 (Rupees twenty five lakhs only) .

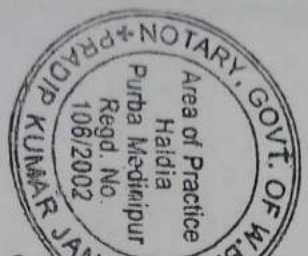
NOW THIS AGREEMENT WITHNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:

1. The Developer herein shall sell and the Purchaser shall purchase and acquired said flat at Basudevpur LIC More , P.O. – Khanjanachak, P.S. – Haldia Municipality having Mouza –Basudevpur, J.L. No. 126, Plot No. - 2596, (Ideal Park), 1st Floor, Flat No. 2, North West. (covered area 730.88 sq. ft. plus 20% = 146.17sq.ft. proportionate staircase 66.62 sq. ft.) Total purchase area 943.67 sq. ft. fully described with permanent hereditary and absolute right of the use and proportionate share of land underneath and together with the benefits as available in the said building for a total price of Rs. 25,000,00.00 (Rupees twenty five lakhs only).
2. That the Purchaser has paid to the Developer herein on or before the execution of these present an amount as booking money i.e. sum of Rs.1,00,000.00 (Rupees One lakh only) as per payment vide cheque no.947362 United Bank of India Haldia Dock Complex Branch by way of earnest money / booking money and / or part payment of total consideration money and the developer herein receipt hereunder admit, acknowledge and confirm.
3. It is agreed by and between the purchaser and the developer that the cost of the said flat amounting to Rs. 25,000,00.00 (Rupees twenty five lakhs only) . payable by the Purchaser to the developer in the following manner .

SCHEDULE OF PAYMENT

- At the time of Booking flat @ 40% of the cost of flat
- After completion of Brick work fitting of Grills @ 20% of the cost of flat frames etc. of the said flat.

After completion of plaster of Parish, floors @ 30% of the cost of flat Electrical line sanitary Plumbing works.



Deja By
Dipansita Roy

SUBRATA KUMAR MAJ
ADVOCATE
HALDIA COURT

Mehar Dandapat
Champa Gayen
Champa Rani Gayen
Adv. (Adv.)

Authenticated by

2)

K. B. Jaisankar
NOTARY, HALDIA
Regd. No. - 108/2002

12.4.17
Authenticated

8

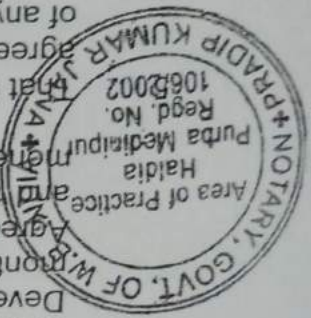
That the Purchaser do hereby covenant and agree with the Developer that save and except as aforesaid the Purchaser shall at all times pay or cause to be paid share of taxes and outgoing proportionately so long the divisions of flat that is made separately and the flat is assessed separately and shall also become a member of Housing Society or any other incorporated body to be formed by all the flat owners of the said building and shall carry out a terms and conditions of the Agreement.

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That the Purchaser shall cause a proper search of the said land after the execution of this land is found to be free from all encumbrances and attachment and other claims and is not affected by any notice of scheme of acquisitions or requisitions the Developer on taking full payment of the Purchaser money shall execute proper conveyance or conveyances in respect of the flat with undivided proportionate share of the said land in favour of the Purchaser or her nominee or nominees within specified time.

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Simultaneously with the execution of this Agreement the Developer shall deliver to the Purchaser against receipt copy of all title deeds and other papers relating to the said premises and shall further agree to answer all requisitions of title to be made by the Purchaser.



4

That the aforesaid terms for payment of the aforesaid installment shall not be waived or extended under any circumstances and if the purchaser fails to make any payment as aforesaid in that event the same will be considered as breach of this agreement and refund the money already paid after deducting 10% of the deposited money / the paid booking money will be refunded to the purchaser after taking rebooking of said flat and if the Developer fail to deliver the possession within the stipulated time (i.e. 18 months) in that event the same will also be considered as breach of Agreement whereby the Purchaser will be entitled to cancel this Agreement and take back the money already paid and the developer will return the money to the purchaser at the earliest date with 2% per annum interest. That the Developer do hereby covenant with the Purchaser that the said flat agreed to be hereby sold is free from all encumbrances and defect in title of any nature whatsoever.

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And rest of the amount i.e. Balance 10% of the cost of flat at the time of possession of the flat and / or at the time of registration of the flat whichever is earlier. The Developer shall hand over the said flat complete in all respect and habitable condition within 18 (Eighteen) months from the date hereof both the parties herein also agreed that if the Purchaser fails to perform his part in terms of this agreement the Developer will forfeit 10% of the deposited amount and this Agreement will be treated as cancelled without any further notice.

Sl. No. 4824/M
On dated 12.4.17

Meheran Chandrupat
Champa Gogoi
Champa Rani Gogoi

Handwritten initials and marks.

Ripansita Roy
Dipankar Roy

SUBRATA KUMAR MAI
ADVOCATE
HALL A COURT

Sl. No. ... 4824/K...
On dated ... 19. 4. 19

:: 4 ::



9. That the question of any defect in or deficiency of title of the Developer over the said land does not arise nevertheless in the event of any defect or deficiency in title if at all, being found, the developer herein shall for the with take all necessary steps to cure and / or rectify such defect at their own cost.

10. That the developer hereby legally bound to transfer the undivided proportionate share interest in the said land completely and absolutely to the purchaser on fulfillment of all obligation.

11. In the Event of the title being found good and marketable in the Purchaser fails to fulfill her obligations under this agreement the developer shall have liberty to escalate the price at the market rate or cancel this agreement and refund the amount deducting 10% of the amount already paid.

12. The cost for Registration legal expenses stamp duties and other incidental charges shall be borne by the Purchaser.

13. That the Purchaser shall not under any circumstances make construction or alteration or be permitted to make construction or alteration on the verandah/ balconies / elevation and shall also not be allowed to interfere with and other the exterior decorations and external colour of the premises. Further no internal wall or structure shall be permitted to be interfered by the Purchaser or her representative after taking possession of the flat.

14. So long as the each flat of the said building shall not be separately assessed the purchaser shall pay the proportionate share of such taxes etc. from the date of

15. The roof right for using shall be equal to each buyer /Occupiers of the said building it is specifically mentioned clearly that the Purchaser of the flat shall have to enjoy as common right of the roof with other flat owners jointly .

16. The Purchaser shall not use flat in such manner which may or likely to cause nuisance or annoyance to the occupation of other not shall use the same for any illegal or immorally purpose but for residential purpose.

17. That the Purchaser shall not throw or accumulate any dirt rubbish or otherwise refuses in the common areas shall have to accumulate the refuses in special receptacles for the common use of the flat owners.

18. The cost of maintaining replacing repairing white washing painting and decorating the main structure of the said building the exterior there of and decorating the main structure of the said building the exterior there of and in particular the common portion of the roofs terrace landing and structure of the building rainwater pipes water tanks motor pump and electrical wire sewage drain and all other common parts of the fixture fittings and equipments in under or upon the building enjoyed or used in common by the Purchaser and occupier thereof shall be borne jointly by them .

Authenticated

Mehon Dandapat
Champa Gayen.
Champa Rani Gayen.

[Handwritten signature]

Deja By
Dipamita Roy

SUBRATA KUMAR MAL
ADVOCATE
HALDIA COURT

P. K. Janda
NOTARY, HALDIA
Regd. No. 106/2002

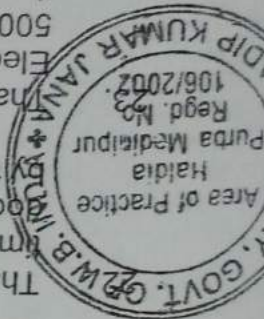
entitled by

In future the present purchaser and her nominee may be thought to sale his or her flat at first proposal given by the Developer and his nominee secondly others. Further it is mentioned that purchaser and her nominee do not sale this flat any Muslim person.

25. That the purchaser agrees to pay the developer all charges in respect of the additional work all alteration in respect of the said flat as may be required by the purchaser for and at the instance of the Purchaser shall be payable to the developer agreed rates prior to execution of the additional work and such amount will be deposited before the execution of work.

24. From and after the date of receipt of deliver of possession of the said premises the purchaser shall not be entitled to raise any objection in respect of internal decoration and / or construction and/ or fitting and fixtures.

That the Developer and the purchaser agree and undertake from time to time and at all times to sign and execute application for registration of the documents necessary and shall duly filled in sign and return within one week that the Developer will obtain the electric service connection and separate Electric Meter for the Purchaser and the purchaser will have to pay Rs. 5000/- (Rupees five thousand only) for the same and as legal expenses at the time of signing this Agreement.



21. That the purchaser shall not keep store in the said flat any inflammable combustible or any offensive article which shall be or constitute any nuisance or annoyance to the occupation of the other flats of the said building.

20. That the purchaser and other owners / occupiers of the said building shall from society Association or Company or maintaining the said building and the common areas of the said building and shall abide by all laws rules and regulations of such society or association pay proportionately the necessary taxes revenues and maintenance charges of the said building and common parts thereof and shall observe and perform all rules and bye laws of such association or society.

19. The cost of cleaning lighting, the main entrance staircases and other parts of the building as enjoyed is common by the purchaser and occupier thereof will be jointly borne by them proportionately.

Mahom Chandrupat
Chompam Geogen
Chompam Ram Geogen

(Signature)

Dipamita Roy

SUBRATA KUMAR BIAS
ADVOCATE
HALDIA PURBIA

SI. No. 4824/K
On dated 18.4.18

NOTARY, HALDIA
 Regd. No.-106/2002
 P. K. Jana

Authenticated by
 17-4-17

Beam, Column, Stair lobby, passage main entrance gate boundary wall overhead water tank, underground water reservoir, septic tank, pump with motor, electric meter place to electric meter open space of the building out wall sewerage line drainage.

COMMON AREAS

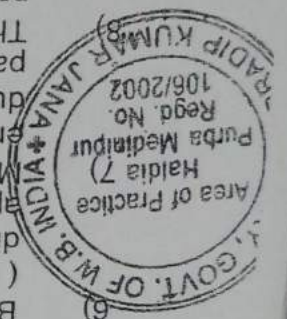
- 24 hours water supply
- Over slab of roof extra protection work will be executed
- Centralized cable and telephone lines.
- Beautification - arrangement of housing loan from Govt. Sector.

AMENITIES

The purchaser have rights to inspect the total work time to time for best production and his/her satisfactions.

The purchaser will be paid by the purchaser. payment due to same justified by our engineer as market rate basis and said end. Any materials and labour will not accept from outsiders. Total cost of Materials for extra work including labour shall be provided from developers appointed person at her own cost.

- 1) The flat is consist of 3 bedrooms, dining, kitchen, 1 toilet and 1 Balcony.
- 2) Railing of Varandah including grill fitting within the height of 3 ft.
- 3) After of 40% of the cost of the flat as an advance cum booking of the flat then agreement shall be made. Deed of Agreement will available from our appointed advocate. No other advocate will be entertained. The cost of this agreement for Rs. 1000/- (Rupees One thousand) only will be paid by Purchaser separately. The deed for Registration and registration will be made by our advocate.
- 4) Rs. 5000/- (Rupees Five thousand only) shall be made by the purchaser for the individual connection of electric meter.
- 5) Selection of Design of glazed tiles keeps reserve by the developers.
- 6) Before Registration of the flat Purchaser also liable to pay for Rs. 500/- (Rupees five hundred) only making 1 site per authorized engineer. If any difference occurs purchaser may check the measurement bay his / her appointed person at her own cost.



OTHERS TERMS AND CONDITIONS

All that piece and parcel of land measuring 2.20 acres in 7 decimal Mouza Basudevpur, J.L. No. 126, Plot no. 2596 "IDEAL PARK 1st Floor North west side (West side - Govt. Road, North side - Baram Road, East Side - Abhijit Dandapat's land, South Side - Dillip Maty's land)

SCHEDULE OF THE FLAT

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Sl. No. 4824/K
 On dated 17-4-17

Wahon Dandapat
 Champa Gogoi
 Champa Rani Gogoi

(Signature)

Dipa Roy
 Dipanwita Roy

SUBRAJA KUMAR MAI
 ADVOCATE
 HALDIA

Sl. No. 4824/K-2
On dated ... 18-4-17

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INWITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :-

Melam Vandepat
Champa Gayen.
Champa Ram Gayen.

SIGNATURE OF THE DEVELOPER

Deba Roy
Dipansita Roy.

SIGNATURE OF THE PURCHASER

Sudhita Roy
Sudanta Kumar Roy
(Ajibobha)

SUBRATA KUMAR MAI
ADVOCATE
HALDIA COURT

Authenticated by

Pradip K. Jana

PRADIP KUMAR JANA, NOTARY
Appointed by Govt. of West Bengal
Under the Notaries Act-1952
(Act No.-53 of 1952)
For Haldia, District-Purba Medinipur

P. K. Jana
17.4.17

Authenticated

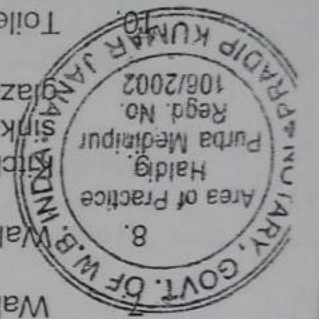
SPECIFICATION OF BUILDING

ANNEXURE - A

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Sl. No. 4824/17
On dated 17-4-17

- 1) It is five storied building number of flats 8 (eight)
- 2) There is no provision of lift.
- 3) All the floors of common space as well as lobbies, star case etc. will be finished by Mosaic.
- 4) All the floors of flats will be completed by Marbles finish (type of marbles white colour minimum size 2' x 2' and more including 6" skirting. Available pink & green colour tiles for the floor of kitchen and toilet per demand of purchaser.
- 5) R.C.C. framed structure (column, beams roof) with quality materials as per design.
- 6) 5" thick brick work of outside walls (1:6 cement and sand mortar) and inside partition walls are thickness of 5" or 3" per necessity with cement & sand mortar ration 1:4.
- 7) Walls and ceilings are to be plaster by cement and sand mortar of (1:5)
8. Walls are finished by plaster of paris.
9. Kitchen will have one sink (stainless steel) with tap & another tap under the glazed tiles. Length of marble stone table and wall of table full finished by Toilet will be made by coloured tiles floor & skirting. Door height covered by glazed tiles on walls, Indian plain type of colour white commode will be fitted, lines of shower, gizer connection and cold water tap shall be accommodate. Another tap behind commode or pan also be fitted. Frame and pallah of the door of toilet will be made by PVC.
11. Exhaust point available for only kitchen and toilet.
12. Main door of the flat will be fixed by wooden pallah but not C.P. or segun wood. Frame of doors of the flat shall be made by Malaysia sal. All the pallah of door will be made by 35 mm thick plywood (ISI) like flash door including necessary fittings.
13. Installation of individual electric meter will be charged as extra.
14. Source of water from supply of Haldia Municipality and distributed from overhead reservoir.
15. Separate electric meter will be provided for common spaces.
16. Car parking available in front of Building blank space.



Neelam Chandrapat
Champa Gogoi
Champa Rani Gogoi

Subrata Kumar Saha
Advocate

SUBRATA KUMAR SAHA
ADVOCATE

PRADIP KUMAR JANA, NOTARY
 Appointed by Govt. of West Bengal
 Under the Notaries Act-1952
 (Act No.-53 of 1952)
 For Haldia, District-Purba Medinipur

HALDIA COURT
 ADVOCATE
 SUBRATA KUMAR JANA

Prepared by

Authenticated by
 17-11-17

SIGNATURE OF THE PURCHASER

Subrata Roy

SIGNATURE AOF THE DEVELOPER

Deepa Roy

Witness :

*Moham Chandrakant
 Champa Royen.
 Champa Ram Royen.*

Total Rs. 1,00,000/- (Rupees One lakh) only.

Pay by Cheque

MEMO -

Received a sum of Rs. 1,00,000/- (Rupees One Lakh fifty thousand) only from the named PURCHASER as an Advance Booking money / part a payment of total consideration money as per agreement for sale as per memo. Below:

Any extra work out of above specification shall be treated as extra work and charged for. The purchaser should be informed to our office for extra work and rate of extra work will be approved by our authorized engineer and such amount shall be paid by him. Any other points if arises may be solved mutually.

EXTRA WORK

- i) 3 bed rooms 2 light,, one fan, one night lamp, one plug point, one A.C. point
- ii) Dining Two light, two fan, two night lamb one plug point, T.V. point, one bell point
- iii) Kitchen One light one exhaust point, one plug point
- iv) Toilet One light, one exhaust point, one plug point
- v) Varandah One light

- 17. One white/colour plain stand basin (20"x16") will be provided
- 18. Construction period - 18 months
- 19. All windows will be made sliding window with glass.
- 20. Electric wiring will be concealed type.

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Sl. No. 4824/K
 On dated 17.11.17