

- (i) Keep the common areas, open space, parking areas, paths, passages, staircase, lobby, landing etc. in the said Premises free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited stored or thrown any goods, articles or things or any rubbish or refuse or waste therein or in the common Areas and Installations and the said Premises.
- (j) To abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, the Amgachia Gram Panchayet, West Bengal State Electricity Board or any other Electricity provider, Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Designated Unit as well as the user operation and maintenance of lifts, generators, water, electricity, transformers, drainages and other installations and amenities at the said Housing Complex.
- (k) Not to alter the outer elevation or façade of the Designated Block or any part thereof nor decorate or affix any neon-sing, sing board or other thing on the exterior of the Designated Unit or the Designated Block otherwise than in the manner agreed by the Maintenance-In-Charge in writing or in the manner as may be in which it was previously decorated.
2. In the event of the purchaser(s) failing and or neglecting or refusing to make payment or deposits of the Maintenance Charges, Panchayet rates and taxes, Common Expenses or any other amounts payable by the Purchaser(s) under these presents and/or in observing and performing the covenants, terms and conditions of the Purchaser(s) hereunder, then without prejudice to the other remedies available against the purchaser(s) hereunder, the Purchaser(s) shall be liable to pay the Maintenance-In-Charge, interest at the rate of 1.5% per month of all the amounts in arrears and without prejudice to the aforesaid, the Maintenance-In-Charge, shall be entitled to:
- (a) Disconnect the supply of electricity to the Designated Unit.
- (b) Withhold and stop all other utilities and facilities (including lift, generator, water, etc.) to the Purchases(s) and/or the Designated Unit.
- (c) To deemed and directly realize and/or other amounts becoming payable to the Purchaser(s) by any Tenant or licensee or other occupant in respect of the Designated Unit.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

**(EXTRAS AND DEPOSITS)**

**(EXTRAS)**

**B. N. SAHA**  
**NOTARY**  
 Bikash Bhawan  
 North Block, 6<sup>th</sup> Floor  
 Bhabanagar, Kolkata  
 West Bengal

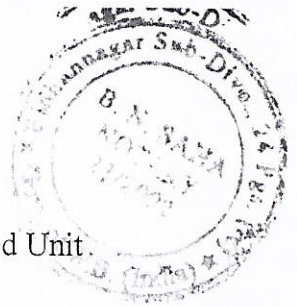
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1. The Purchaser(s) shall pay to the Vendor 1% (One percent) of the total Market Value towards the Advocate fees and/or legal charges of the Vendor's Advocate for preparation of this Agreement for Sale and the Sale Deed to be executed in pursuance hereof (out of which 50% of the payment against legal charges will be paid at the time of execution of this Agreement for Sale and the rest of the payment will be paid at the time of registration of the Deed of Conveyance).
2. In addition to the abovementioned amounts, the Purchaser(s) shall also pay to the Vendor the following amounts :-
  - (a) In case the Purchaser(s) request/s any additions or alterations and/or change in the layout or specifications with regard to construction of the said Unit in excess of those specified in this Agreement, then without prejudice to the right of the Vendor to refuse or deny the same, in case the Vendor, in its sole discretion agree to do the same or any part thereof, the Purchaser(s) shall be liable to pay upfront the full costs, charges and expenses for the Vendor doing the same.
  - (b) Security Deposit and the expenses as may be required by West Bengal State Electricity Regulatory Authority or other electricity provider for individual meter in respect of the Designated Unit directly with West Bengal State Electricity Regulatory Authority or other provider and proportionate share of the security deposit in respect of the common meters in respect of the Common Areas and Installations.
  - (c) All Stamp Duty, Registration Fees and Allied Expenses on Execution and Registrations of this Agreement for Sale and of the Sale Deed or Deeds and other documents to be executed and/or registered in pursuance hereof.
  - (d) Service Tax, Value Added Tax (vat), or any other statutory charges/levies by any name called, if applicable and payable on construction of the Designated Unit or on the transfer thereof and / or on any amount or outgoing (Including Maintenance Charges) payable by the Purchaser(s) in respect of the Designated Unit.
  - (e) The aggregate sum towards the extras and deposits mentioned hereinabove written totaling to Rs..... shall be paid by the Purchaser(s) to the Vendor as and when demanded.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO :**  
**(Consideration)**

✓ The consideration payable by the Purchaser(s) to the Vendor for the designated Unit shall be as follows:



1. Consideration money for the Flat / Unit Comprised in the Designated Unit.  
**Rs. 15,90,000 /-(Rupees Fifteen Lakh Ninety Thousand) only..**
2. Consideration money for one Covered Car Parking Rs. **1,00,000 /-**  
**(Rupees One Lakh) only.**
3. For Amenities Charge **Rs. 50,000 /-(Rupees Fifty Thousand) only.**

**THE EIGHTH SCHEDULE ABOVE REFERRED TO:**  
**(PAYMENT PLAN)**

The said total consideration of **Rs. 17,40,000/- (Rupees Seventeen Lakh Forty Thousand Only)** Including GST mentioned hereinabove shall be paid by the Purchaser(s) to the Vendor in installments as per **annexure "A"** attached hereto.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the **Vendor** at Kolkata  
In the presence of:-

- 1.
- 2.

Dharitri Infraventure Pvt. Ltd.

Director

Signature of the Vendor

**SIGNED, SEALED AND DELIVERED**

by the Purchaser(s) at Kolkata  
in the presence of :

- 1.
- 2.

① Senker K. Sengupta  
② Saheli Sengupta

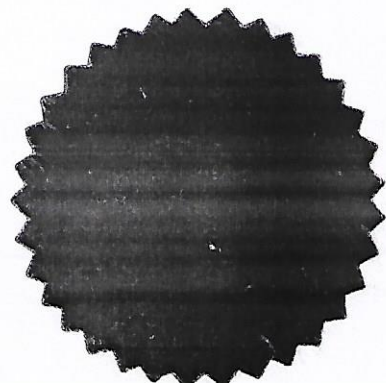
Signature of the Purchaser(s)

**B. N. SAHA**  
**NOTARY**  
Bikash Bhavsa  
North Block, Gr. Floor  
Chhennagar, Kolkata  
West Bengal

Signature Attested by  
me on Identification

**B. N. SAHA**  
**NOTARY**

06 FEB 2019





## RECEIPT

**RECEIVED** of and from the within named Purchasers(s) the within mentioned sum of **Rs. 4,85,000 /-(Rupees Four Lakh Eighty Five Thousand)** only as earnest / advance money under this Agreement for Sale as per memo below:-

### MEMO OF CONSIDERATION

Total      **Rs. 4,85,000 /-**  
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(Rupees Four Lakh Eighty Five Thousand only)

**WITNESSES:**

1.

Dharitri Infraventure Pvt. Ltd.

2.

Director

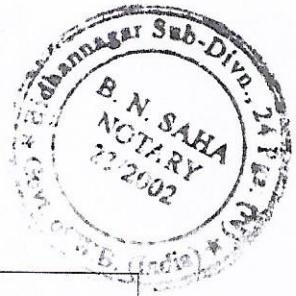
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**Signature of the Vendor**

✓

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Bichannagar, Kolkata  
West Bengal

06 FEB 2019

**Annexure "A"**  
**Payment Schedule of Flats**



SL. NO.	PLAN	Amount in Rs (B.S.P)	Payment Status	G. S. T.	Legal Charge
1	At the time of Booking	10% of BSP			
2	At the time of Agreement	10% of BSP	Completed 20% of Total BSP.		
3	On Raft Casting	10% of BSP	Completed 30% of Total BSP.		
4	On Casting of Ground Floor Roof	10% of BSP	Completed 40% of Total BSP.		
5	On Casting of Second Floor Roof	10% of BSP	Completed 50% of Total BSP.	12% of Total BSP	1% of Total BSP
6	On Casting of Fourth Floor Roof	10% of BSP	Completed 60% of Total BSP.		
7	On Casting of Sixth Floor Roof	10% of BSP	Completed 70% of Total BSP.		
8	On Completion Eight Floor Roof.	10% of BSP	Completed 80% of Total BSP.		
9	On Completion of Internal Plaster and External Plaster.	10% of BSP	Completed 90% of Total BSP.		
10	On Completion of Flooring, Electrification and Lift.	10% of BSP	Completed 100% of Total BSP.		
11	Registration				

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Bhannagar, Kolkata  
'West Bengal'

06 FEB 2019