

AGREEMENT FOR



FLAT



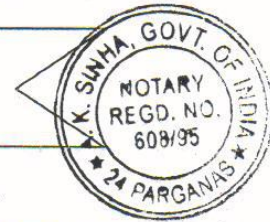
ROYAL ENCLAVE PHASE-I

BETWEEN

DEVELOPER – M/S. DHARITRI INFRAVENTURE PVT. LTD.



AND



1 OCT 2018

PURCHASER(S) – SWAPAN KUMAR MITRA & GARGI MITRA



अभिज्ञान पश्चिम बंगाल WEST BENGAL

23AB 213127



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the 7th day
of September Two Thousand and Eighteen (2018).



BETWEEN

01 OCT 2018

4204

07 SEP 2018

No.....Rs. **10/-** Date.....

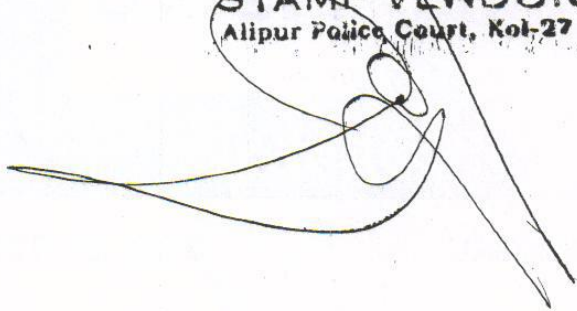
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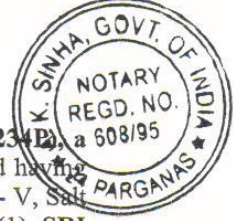
Address:.....

Vendor:.....

Alipur Collectorate, 2nd Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

DHARITRI INFRAVENTURE PVT. LTD.
Dn-51, Merlin Infinite, 6th Floor, Unit 606
Sector V, Salt Lake City Kolkata-700091
E-mail : info@धारitri-infra.com
Ph. No.-





M/S. DHARITRI INFRAVENTURE PVT. LTD. (having Pan AAFCD3234E), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091, being represented by its Directors namely (1) **SRI SUMAN JANA (having Pan AMCPJ4968J)**, son of Sri Tapan Kumar Jana, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Rupnarayan Pally, Village – Barbarisha, Post Office & Police Station – Kolaghat, District – East Medinipur, Pin – 721134, West Bengal and (2) **SMT.DIPANWITA SAMANTA (having Pan CFRPS3473K)**, wife of Sri Suman Jana, by faith- Hindu, by nationality – Indian, by occupation – Business, residing at Village – Kouchandi, Post Office – Amalhandra, Police Station – Kolaghat, District – East Medinipur, Pin – 721134, West Bengal, hereinafter called and referred to as the “**VENDOR**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**

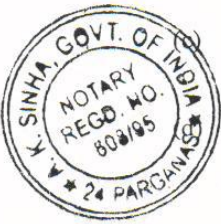
A N D

SWAPAN KUMAR MITRA (having PAN- ADVPM8615P), Son of – Bibhuti Bhuson Mitra, by faith-Hindu, by nationality -Indian, by occupation- Service, **GARGI MITRA (having PAN- APPPM5946M)**, Wife of – Swapan Kumar Mitra, by faith-Hindu, by nationality -Indian, by occupation- Housewife, both are residing at- Plot No-69, Prembazer Hijli Cooperative Society, Kharagpur-721306, hereinafter referred to as the “**PURCHASER(S)**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his/her/its/their respective heirs, executors, administrators, representatives, successors-in –office and assigns) of the **OTHER PART**.

SECTION I # DEFENITIONS:

Unless, in this Agreement, there is something contrary or repugnant to the subject or context:

- (a) “**Added Areas**” shall mean any land or landed properties adjacent to or adjoining the said Premises or any part thereof that may from time to time be linked with the said Premises in terms of clause 10 and its sub clauses of this Agreement;
- (b) “**Appurtenances**” shall mean the appurtenances to the Designated Unit mentioned in **PART-II** of the **Second Schedule** hereunder written being the said share in the land;
- “**Association**” shall mean any Association of Persons, Syndicate, Committee, and Society, Company or other body that may be formed of the Co-owners for the Common Purposes.
- “**Building Premises**” shall mean and include the said Premises and the New Building with the Common Areas and installations and may include the added Areas in the eventuality and on the terms and conditions as contained in clause 10 and its sub clauses below;
- (e) “**Building Plan**” shall mean the plan for construction of (G+4) storied residential Building/Flat/Unit and/or Bungalow sanctioned by the Chandpur Gram Panchayet North 24-Parganas vide Building Plan dated 24.12.2015 and include all sanction able modifications thereof and/or alterations thereto as may be made by the Vendor with the approval of the Architects and/or the concerned authorities;



01 OCT 2018



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. 22,00,000 /-(Rupees Twenty Two Lakh Only) Including Cover Car Parking and amenities charges.**

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

(PAYMENT PLAN)

The said total consideration of **Rs. 22,00,000 /-(Rupees Twenty Two Lakh Only) Including Cover Car Parking and amenities charges** 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.

For Dharitri Infraventure Pvt. Ltd.

[Signature]
 Authorised Signatory
 Signature of the Vendor

SIGNED, SEALED AND DELIVERED

By the Purchaser(s) at Kolkata

In the presence of:

1. *Purbasha Mitra*
47/3 B Uttapara Lane
2. *Ramkrishna Ghosh* lane
Kolkata - 50

[Signature]

[Signature]

Signature of the Purchaser(s)



Signature Attested
 on Identification

[Signature]
 A. K. Sinha, Notary
 Atipore Judge/Police Court, Cal-27
 Regd. No. 608/1995 Govt. of India

Identified by me

01 OCT 2018

[Signature]
 Advocate

01 OCT 2018