



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AB 194331

AUTHORIZED SIGNATORY  
*Ushashi*  
 Ushashi Realstates Pvt. Ltd.

*Received by  
 Company Original  
 Agreement for Sale  
 01/10/2019*

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made on this the      day of  
 Two Thousand and Seventeen (2017).

**BETWEEN**

allotted the same to the Purchaser, who in due course entered into this agreement on this day of



**M/S. USASHI REALSTATES PVT. LTD. (Pan AAFCD0790C)**, a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "BimaAbasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Constituted Attorney namely **MR. SUPRIYA PATRA (having PAN BCSPP3301E)**, son of Sri Asis Kumar Patra, residing at Village- Radhapur, Post Office - Madhabpur, Police Station - Bhupatinagar, PIN Code - 721626, District - Purba Medinipur, hereinafter called and referred to as the "**VENDOR AND/OR DEVELOPER**" (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

**SRI AMIT MODI (PAN BJYPM5128B)** son of Lakshmilal Modi, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises-3<sup>rd</sup> Floor, Parijat Apartment, 44 Milan Pally, Police Station- DumDum, PO- Italgacha, Pin Code No-700079, District- North 24 Parganas, hereinafter jointly and/or severally called and referred to as the "**PURCHASER /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.**

AUTHORIZED SIGNATORY

Supriya Patra  
Usashi Realstates Pvt. Ltd.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

**HOUSING PROJECT:** The Housing Complex will always be known as "**KING TOWN NEW TOWN**" and the Bungalows and Buildings to be constructed within the said Premises will be in phases of the said Housing Complex.

**Background**

**Absolute Ownership:** The Purchaser herein shall have absolute ownership of the said flat under consideration on or after execution and registration of Deed of Conveyance in favour of the owner, free from all encumbrances and in peaceful possession thereof.

**Development Agreements / Construction Agreement:** For the purpose of developing and commercially exploiting the Said Premises by constructing building thereon and selling various flats/spaces therein (**Units**), the Vendor has entrusted the work of Development / Construction of the said Premises to the Contractor, on the terms and conditions recorded in agreements in writing therein.

**Announcement of Sale:** The Vendor has formulated a scheme and announced sale of Units to prospective purchasers (**Transferees**).

**Application and Allotment to Purchaser:** The Purchaser(s) herein has/have by his/her/its/their Application dated 08/02/2017 applied for allotment of the Designated Unit under consideration and the appurtenances in the said Housing Complex. The Purchaser upon his/her/its/their full satisfaction of the Vendor title and authority to sell, applied for purchase of the said Flat and appurtenances and the Vendor / Developer has allotted the same to the Purchaser, who in due course entered into this agreement on this day of signing of this presents, for purchase of the Said Flat And Appurtenances, on the terms and conditions contained herein.

**Construction of Said Building:** The Vendor along with the Contractor has initiated the



**RECEIPT**

**RECEIVED** of and from the within named Purchaser(s) the within mentioned sum of **Rs. 4,82,686/- (Rupees Four Lac Eighty Two Thousand Six Hundred Eighty Six)** only as an earnest/advance money including proportionate Service Tax under this Agreement for Sale as per Memo below:-

**MEMO OF CONSIDERATION**

Sl. No.	Cheque No. / Cash	Bank & Branch	Date	Principal Amount (Rs)	S.Tax Amount (Rs)
1.	030451	ICICI	08/02/2017	14,354	646
2.	030453	ICICI	27/03/2017	2,10,053	9,452
3.	030454	ICICI	12/07/2017	41,987	5,038
4.	030456	ICICI	07/08/2017	1,79,603	21,552
		<b>Total</b>		<b>4,45,997</b>	<b>36,688</b>
				<b>4,82,686</b>	

**(Rupees Four Lac Eighty Two Thousand Six Hundred Eighty Six Only) \***

**WITNESSES:**

1.

2.

*Receipt Received By Company  
Agreement for Sale  
07/10/2019*



AUTHORIZED SIGNATORY  
*[Signature]*  
Usashi Realstates Pvt. Ltd.  
Signature of the Vendor