

পশ্চিমকঁগ पश्चिम बंगाल WEST BENGAL

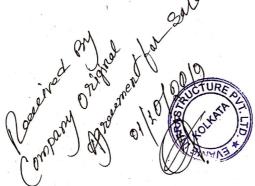
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AGREEMENT FOR SALE

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

BETWEEN

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-3rd 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 Eterm or expression shall unless otherwise excluded by or repugnant to the subject for 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.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

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

BackgroundAbsolute 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.

<u>Development Agreements</u> / <u>Construction Agreement</u>: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.

<u>Announcement of Sale:</u>The Vendor has formulated a scheme and announced saleof Units to prospective purchasers (Transferees).

Application and Allotment to Purchaser: The Purchaser(s) herein has/have by his/her/its/their Application dated 08/02/2017applied for allotment of the Designated Unit under consideration and the appurtenances in the said Housing Complex. The Purchaser uponhis/her/its/their full satisfaction of the Vendor title and authority to sell, Purchaser of the said Flat and appurtenances and the Vendor / Developer has 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

AUTHORIZED SIGNATORY

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

	030451 030453 030454	ICICI ICICI ICICI	08/02/2017 27/03/2017 12/07/2017 07/08/2017	2,10,053 41,987 1,79,603 4,45,997	9,452 5,038 21,552 36,688
Sl. No.	Cheque No. / Cash	Bank & Branch	Date	Principal Amount (Rs)	Amount (Rs)

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

WITNESSES:

Parament for Sale

SIGNATORY AUTHORIZ

Realstates Pvt. Ltd.

Signature of the Vendor