

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this
day of, **2020** (Two Thousand Twenty) A.D.

BY AND BETWEEN

1. SHRI SUPRATIM RAY (PAN - **AHFPR3020H**, AADHAAR No. - **642055402394**), Son of Shri Pulok Kumar Roy, By Occupation- Service, residing at - No. 4, Ashutosh Ghosh Road, P.O. and P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, **2. SHRI BHUPAL BHATTACHARJEE** (PAN - **BLGPB8584E**, AADHAAR No. - **7-----772510082**), Son of Late Binode Bhattahaiya, by Occupation- Business, **3. SMT. RUPANA BHATTACHARJEE** (PAN - **DFOPB3679N**, AADHAAR No. - **824359381183**), Wife of Shri Bhupal Bhattacharya, by Occupation - Housewife, both are residing at - No. 3, Ashutosh Ghosh Road, P.O. and P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, **4. SMT. LOVELY CRAKRABORTY** (PAN - **AQVPC6232B**, AADHAAP No. **748755196741**), Wife of Shri Tushar Chakraborty, Daughter of Late Dipti Bikash Roy, by Occupation - House Wife, **5. SMT. JAYATI ROY** (PAN - **CFTPR1550N**, AADHAAR No. - **834450803725**), Wife of Late Gauranga Roy, by Occupation - House Wife, **6. MISS AISHWARYA ROY** (PAN - **DKPPR6870H**, AADHAAR No. - **360542874198**), Daughter of Late Gauranga Roy, by Occupation - Student, all are the residing at - No. 4, Ashutosh Ghosh Road, P.O. and P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, **7. SHRI NIKHIL CHANDRA ROY @ SHRI NIKHIL ROY** (PAN - **ANFPR1572A**, AADHAAR No. - **632276166490**), by Occupation - Service, **8. SHRI PARITOSH RAY** (PAN - **AFIPR4106D**, AADHAAR No. - **570635330598**), by Occupation - Service, both are Son of Late Shibeshwar Roy, both are presently residing at - No. 4, Ashutosh Ghosh Road, P.O. and P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124 and previously residing at - Madhya Durganagar, Jadu bhatta Sarani, District North 24 Parganas, Kolkata - 700065 and **9. SMT. SAGARIKA SAHA** (PAN - **EGXPS9-----1L**, AADHAAR No. - **429325676644**), Wife of Shri Swapan Saha, by Occupation - House Wife, residing at - Gobinda Barrack, P.O. and P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, all are by Faith - Hindu, by Nationality - Indian, hereinafter the above referred persons named earlier will be jointly called and referred to as the "**OWNERS / VENDORS**" (which term shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean and include their

respective heirs, executors, administrators, representatives, nominees and / or assigns) of the **FIRST PART**.

The "**OWNERS / VENDORS**" herein are represented by their lawful and constituted attorney namely **SHRI SHANTANU GANGULY** (PAN - **AGSPG8701E**, AADHAAR No. - **510927089815**), Son of Shri Salil Kumar Ganguly, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at - "Saswata Apartment", 3, R.B.C. Road, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, by several registered Development Power of Attorney being Nos. **7616/2018**, **7615/2018**, **836/2018**, **3038/2018** and **5126/2017**, Registered at A.D.S.R.O. Barasat.

AND

1. SHRI SATYAJIT MAHAPATRA (PAN - **AMJPM3247N**, AADHAAR No. - **698078158503**), Son of Shashankha Shekhar Mahapatra, by Occupation - Service AND **2. SMT. KASTURI NAG @ SMT. KASTURI NAG MAHAPATRA** (PAN - **ACVPM6177C**, AADHAAR No. - **941577887151**) Wife of Shri Satyajit Mahapatra, Daughter of Dilip Kumar Nag, by Occupation- Service, both are by Nationality - Indian, by Faith - Hindu, both are residing at - Habra, P.O. and P.S. - Habra, District North 24 Parganas, Pin - 743263, hereinafter the above referred persons named earlier will be jointly called and referred to as the **PURCHASERS** (which term shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators, representatives, nominees and / or assigns) of the **SECOND PART**.

AND

M/S. S.G. INFRACON (PAN - **AGSPG8701E**), a PROPRIETORSHIP firm having it's office at - "Saswata Apartment", 3, R.B.C. Road, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, represented by it's Proprietor - **SHRI SHANTANU GANGULY** (PAN - **AGSPG8701E**, AADHAAR No. - **510927089815**), Son of Shri Salil Kumar Ganguly, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing

at - "Saswata Apartment", 3, R.B.C. Road, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, hereinafter called and referred to as the **DEVELOPER / CONFIRMING PARTY** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include its Proprietor for the time being and the heirs and successors in it's office etc.) of the **THIRD PART**.

AND WHEREAS land measuring 09 decimal situated at Mouza - Prasadpur, P.S. - Barasat, District - North 24 Parganas, comprised C.S. Dag no. -----1/358 under C.S. Khatian No. 244 was owned seized and possessed by Shailendra Nath Pal, Nripendra Nath Pal, Ramendra Nath Pal, Dwijendra Nath Pal, Bhudeb Chandra Pal and Sahadeb Pal and while said Shailendra Nath Pal and others were in exclusively possessing the said 09 decimal of land they transferred the same in favour of Smt. Doli Roy, Wife of Late Labanya Kumar Roy, residing at Barasat by executing a Bengali Kobala on -----/01/1950, which was registered before the S.R.O. Barasat, recorded in Book No. I, Vol. No. 9, pages from 166 to 168 being No. 100 and delivered possession.

AND WHEREAS while said Smt. Dolly Roy was in exclusive possession of the said 09 decimal of land during the R.S. Settlement operation the name of Smt. Dolly Roy was mutated in the R.S. record of rights in Khatian No. 393 in respect of land measuring 09 decimal in R.S. Dag No. -----1/358 and during her possession over the said 09 decimal of land she transferred the same in favour of her second son namely Shri Anupam Roy through a registered deed of sale dated 01/06/1994 being No. 1764 which was recorded in Book No. I, Volume No. 29, from pages 1----- to 126 before the Additional District Sub- Registrar at Barasat and subsequently he mutated his name before the Barasat Municipality and constructed a single storied building measuring 850 Sq. ft.

AND WHEREAS subsequently while the said Shri Anupam Roy was in actual physical possession of the said 09 decimal of land along with a single storied building measuring 850 sq. ft., he transferred 02 Cottahas of land along with the said single storied building measuring 850 sq. ft.

through a registered deed of sale dated 08/02/2006 being No. 7158 for the year 2006 registered before the Additional District-Sub Registrar at Barasat in favour of Shri Nikhil Roy, Shri Paritosh Roy and Shri Gobindo Roy.

AND WHEREAS in this way Shri Nikhil Roy, Shri Paritosh Roy and Shri Gobindo Roy, all are son of Late Shibeswar Roy became the joint owners of 02 Cottahs of Bastu land along with the said single storied building measuring 850 sq. ft. lying thereon. Subsequently they mutated their name before the Barasat Municipality under Holding No. 16, Ashutosh Ghosh Road under Ward No. 08.

AND WHEREAS as per the Law of our land the said Shri Nikiil Roy became the owner of undivided, un-partitioned, un-demarcated, joint 1.083 decimal of Bastu land over which undivided, un-partitioned, un-demarcated, joint 284 sq. ft. of cemented flooring pucca residential structure.

AND WHEREAS as per the Law of our land the said Shri Paritosh Roy became the owner of undivided, un-partitioned, un-demarcated, joint 1.083 decimals of Bastu land over which undivided, partitioned, un-demarcated, joint 284 sq. of cemented flooring pucca residential structure.

AND WHEREAS per the Law of our land the said Shri Gobindo Roy became the owner of undivided, un-partitioned, un-demarcated, joint 1.083 decimals of Bastu land over which undivided, un-partitioned, un-demarcated, joint 284 sq. ft. of cemented flooring pucca residential building.

AND WHEREAS thus, Shri Gobindo Roy become joint, undivided, un-partitioned, un-demarcated $1/3^{\text{rd}}$ share of the piece and parcel of Rayati interest BASTU land measuring about 1.083 decimals of land be the same little more or less out of 02 Cottahas of land over which undivided, un-partitioned, undemarcated, joint 284 sq. ft. of cemented flooring pucca

residential structure out of 852 sq. ft. of cemented flooring pucca residential structure comprised in R.S. Dag No. -----1/358 under R.S. Khatian No. 393 at **MOUZA - PRASADPUR**, J.L. No. 39, Re. Sa. No. 229, Touzi No. 146, Additional District Sub-Registrar Office at Barasat, Police Station - Barasat, Kolkata - 700124 transferred in favour of Sagarika Saha vide a Deed of Gift being No. 152508744/2018, Registered in Book No. I, Vol. No. 1525-2018, Pages from 245269 to 245293 for the year 2018.

AND WHEREAS said **Shri Paritosh Roy** and **Smt. Sagarika Saha** jointly entered into a Development Agreement being No. 7613/2018 for the land measuring 2.16 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS **Shri Paritosh Roy** and **Smt. Sagarika Saha** also jointly executed a Development Power of Attorney being No. 7615/2018 for the land measuring 2.16 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Shri Nikhil Chandra Roy @ Shri Nikhil Roy** entered into a Development Agreement being No. 7610/2018 for the land measuring 1.08 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS **Shri Nikhil Chandra Roy @ Shri Nikhil Roy** also executed a Development Power of Attorney being No. 7616/2018 for the land measuring 1.08 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

WHEREAS another plot of land measuring 10 decimal of Mouza - Prasadpur comprised in C.S. Dag no. -----1/359 was owned seized and possessed by Smt. Tarulata Devi, Wife of Binode Behari Roy and during the R.S. Settlement operation said Tarulata Devi mutated her name in respect of the said 10 decimal of land in R.S. Khatian No. 245 in respect of R.S. Dag no. 359 and subsequently said Tarulata Devi died on

19/12/1963 leaving behind her three sons, Shri Sudhangshu Kumar Roy, Shri Labanya Kumar Roy and Shri Dipti Bikash Roy and 7 daughters Binapani, Rakhirani, Sudharani, Chhabirani, Debirani, Pritirani and Triptirani.

AND WHEREAS the above mentioned daughters of Tarulata Devi have transferred their portion in lieu of a Deed of Gift in favour of her above mentioned three sons i.e., Sudhangshu Kumar Roy, Labanyn Kumar Roy and Dipti Bikash Roy.

AND WHEREAS said Sudhangshu Kumar Roy have filed a suit for partition before the 1st Civil Judge (Jr. Div.) at Barasat bearing Title Suit No. 318 of 1963 and in the said suit a written purses was executed between the said three brother. i.e., Sudhangshu Kumar Roy, Labanya Kumar Roy and Dipti Bikash Roy agreed to make partition of the said 10 decimal of land by mates and bounds and accordingly the decree was drawn up in the light of the said written settlement on 11/05/1964 and the said decree was acted upon and accordingly the said three brothers, Sudhangshu Kumar Roy, Labanya Kumar Roy and Dipti Bikash Roy started possessing their respective portion separately by mates and hounds.

AND WHEREAS while said Sudhangshu Kumar Roy was possessing the above mentioned 3.30 decimal of land he died leaving Wife, Smt. Gita Roy, Daughters, namely Tapati Banerjee, Smt. Arati Chakraborty, Smt. Saswati Chatterjee and sons, namely, Alok Kumar Roy, Manash Kumar Roy, Swapan Kumar Roy, Tapas Kumar Roy, Pranab Kumar Roy and Pulok Kumar Roy and thereafter Manash Kumar Roy died intestate leaving behind his wife, Smt. Nandita Roy and only Son Bhaskar Roy but during the L.R. settlement operation the whole 10 decimal of land remained in the name of Thrulata Devi being L.R. Khatian No. 967.

AND WHEREAS while said Smt. Gita Roy, Tapati Banerjee, Smt. Arati Chakraborty, Smt. Saswati Chatterjee, Alok Kumar Roy, Manash Kumar Roy, Swapan Kumar Roy, Tapas Kumar Roy, Pranab Kumar Roy and Pulok Kumar Roy, Smt. Nandita Roy and Bhaskar Roy, where in exclusive possession of the said 3.30 decimal of land, said Smt. Gita Roy, Tapati Banerjee, Smt. Arati Chakraborty, Smt. Saswati Chatterjee, Alok Kumar Roy, Manash Kumar Roy, Swapan Kumar Roy, Tapas Kumar Roy, Pranab Kumar Roy, Smt. Nandita Roy and Bhaskar Roy transferred their share in favour of Pulok Kumar Roy and thus Pulok Kumar Roy became the sole owner of the said land measuring 3.30 decimal of land and after getting the said land measuring 3.30 decimal of land in his possession he mutated his name in L.R. Khatian No. 655.

AND WHEREAS while said Pulok Kumar Roy was in exclusive possession of the said 3.30 decimal of land along with a 500 sq. ft. of building lying thereon he transferred the same in favour his son Supratim Roy in lieu of Deed of Gift bearing No. 05117/2017 for the year 2017.

AND WHEREAS while said Labanya Kumar Roy was in exclusive possession of land measuring 3.30 decimal of land along with a building measuring 200 sq. ft. lying thereon he transferred the same in favour of Bhupal Bhattacharya and Rupna Bhattacharya in lieu of a Deed of Sale bearing no. 0794/2006 for the year 2006.

AND WHEREAS while said Dipti Bikash Roy was in exclusive possession of land measuring 3.30 decimal of land along with a building measuring 600 sq. ft. lying thereon he died leaving his wife Smt. Kalpana Roy, Daughter Lovely Chakraborty and son, Gouranga Roy and subsequently said Gouranga Roy died leaving Smt. Jayati Roy and daughter Aishwarya Roy and thus Kalpana Roy, Lovely Chakraborty, Jayati Roy and Aishwarya Roy started possessing the said land measuring 3.30 decimal of land along with a building measuring 600 sq. ft. lying thereon.

AND WHEREAS while said Kalpana Roy was in joint possession of land measuring 1.189 decimal of land she transferred the same in favour of Lovely Chakraborty and Jayati Roy in lieu of Deed of Gift bearing No. 5116 for the year 2017.

AND WHEREAS said **Shri Supratim Roy** entered into a Development Agreement being No. 5123/2017 for the land measuring 3.06 decimal with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Shri Supratim Roy** also executed a Development Power of Attorney being No. 5126/2017 for the land measuring 3.06 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Shri Bhupal Bhattacharya** and **Smt. Rupna Bhattacharya** entered into a Development Agreement being No. 833/2018 for the land measuring 02 Cottahas with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Shri Bhupal Bhattacharya** and **Smt. Rupna Bhattacharya** also executed a Development Power of Attorney being No. 836/2018 for the land measuring 02 cottahas with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Smt. Lovely Chakraborty**, **Miss Aishwarya Roy** and **Smt. Jayati Roy** entered into a Development Agreement being No. 5124/2017 for the land measuring 1.18 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS said **Smt. Lovely Chakraborty**, **Miss Aishwarya Roy** and **Smt. Jayati Roy** also executed a Development Power of Attorney being No. 3038/2018 for the land measuring 1.18 decimals with **M/s. S.G. Infracon** represented by it's Proprietor - **Shri Shantunu Ganguly**.

AND WHEREAS by or under above mentioned Development Agreements made between the landowners and the Developer for the purpose of constructing a multi storied residential building on behalf of the landowners with certain term and conditions mentioned on the said Development Agreement, and in accordance with the sanctioned Plan duly approved by the Barasat Municipality consisting of several self-contained finished Flats / Shops / Garage.

AND WHEREAS the Developer herein constructed a multi-storied building which is popularly known as “**TARUTLATA APPARTMENT**” on the Land described in the Schedule “**A**” hereunder written according to the sanctioned building plan of the Barasat Municipality and the said Developer and the Owner intend to sell certain Flat in the said building from the Developer Allocation.

AND WHEREAS the Purchasers having interested to purchase a Flat in the said building duly inspected all the relevant title deeds, documents of the said Vendors / Developer authority and right therein, the sanctioned building plan, structural plan and also areas, dimensions, measurements, specifications and other details whatsoever concerning the said property / building and the Flat and have satisfied themselves with regard thereto.

AND WHEREAS the Purchasers approached the Vendors / Developer and agreed to purchase a Self-contained **Flat**, being No. -----, measuring a super built up area of ----- **Sq. Ft.** more or less on the ----- **Floor** in ----- side (herein after referred to as the said Flat), fully mentioned in the Schedule “**B**” hereunder written along with undivided proportionate *impartible* share or interest in the land underneath of the said building together with all easement rights over all the common parts and portions in the said building at or for the price of **Rs.** only.

That the Purchaser agreed to purchase and the Vendors and Developer Confirming Party agreed to sell ALL THAT piece and parcel of a Self-contained **Flat**, being No. -----, measuring a super built up area of ----- **Sq. Ft.** on the ----- **Floor** in ----- side (herein after referred to as the said Flat), fully mentioned in the Schedule **“B”** at a price of **Rs.** only together with *impartible* proportionate share of land underneath the Building, more fully described in Schedule **“A”** written hereinafter and together with right of use of all common paths, passages, facilities and amenities more fully described in Schedule **“C”** written hereinafter subject to payment of proportionate share of common maintenance charges more fully described in Schedule **“D”** written hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Purchasers will pay **Rs.** only at the time of execution of this agreement out of total consideration and will pay the balance consideration amounting **Rs.** only by the purchasers in favour of the Developer within **06** (Six) Months more or less from the date of execution of this agreement is the following installments.

a) Next of the rest amount **Rs.** only will be paid at or before the registration or delivery of the possession.

2. The Vendors herein agrees to execute the Deed of sale within **06** (Six) Months more or less from the Execution of the instant Agreement for Sale, If they fails to do so they will return the whole amount.

3. Time is the essence of this Agreement / Contract.

4. That if the Purchasers fail to pay the balance consideration money within the stipulated period i.e., **06** (Six) Months from this date of Agreement, the Vendors shall, on demand, return the whole amount without interest paid in advance by the Purchasers of the said property.

5. That the Vendors stipulates that they have not executed any Deed of Sale, Mortgage, Lease, Exchange, Gift, or any kind of Assignment and/or entered into any Agreement for sale with any other person till this date and/or the Vendors are not mortgaged the “B” Schedule property before any Financial institution.

6. That the Vendors further stipulates that they shall not execute any Deed of Sale after the execution of this Agreement unless and otherwise the Agreement fails due the reason mentioned in Para 4 hereinabove.

7. The Vendors are hereby bound to supply all the necessary documents for the purpose of Searching and/or passing of Home loans.

8. That the Vendors are bound to deliver possession of “B” Schedule property at the time of registration of the Deed of Sale.

--: THE SCHEDULE "A" ABOVE REFERRED TO :-

(Entire Land with Building)

ALL THAT a piece and parcel of land measuring an area of **3.33 Decimal** be the same a little more or less comprised in C.S. Dag No. -----1/358 under C.S. Khatian No. 244, corresponding to R.S. Dag no. 358 under R.S. Khatian No. 393, corresponding to **L.R. Dag No. 1311** under **L.R. Khatian No. 941** AND land measuring **10 Decimal** be the same a little more or less comprised in C.S. Dag No. -----1/359 corresponding to R.S. Dag No. 359 under R.S. Khatian No. 245 corresponding to **L.R. Dag No. 1313** under **L.R. Khatian No. 655** and **967**, total land measuring **13.33 Decimal** equivalent to **7 (Seven) Cottha 9 (Nine) Chhitak 39.12 (Thirty Nine point One Two) Sq. Ft.** (more or less) along with multi storied building namely “**TARULATA APARTMENT**” lying and situated at **MOUZA - PRASADPUR**, J.L. No. 39, R.S. No. 229, Pargona – Anowerpur, Touzi No. 146 (new Touzi No. 12), A.D.S.R.O. & P.S. - Barasat, District - North 24 Parganas, within the local limits of Barasat Municipality, ward No. New - 25, Old - 03, Holding No. - 4, Ashutosh Ghosh Road, Original owner is

the State of West Bengal Government represented by North 24 Parganas District Collectorate, its annual rent will be paid as per West Bengal Land Holding Revenue Act. and which is Butted and Bounded by :-

ON THE NORTH - Other Land;

ON THE SOUTH - 18' Ft. wide Ashutosh Ghos Road;

ON THE EAST - Common Road;

ON THE WEST - Other Land;

-:: THE SCHEDULE "B" ABOVE REFERRED TO ::-

(Description of Flat hereby **SOLD**)

ALL THAT piece and parcel of a Self-Contained Tiles flooring residential **FLAT**, being No. "-----", measuring a super built up area of ----- **Sq. ft.** on the ----- **Floor** in ----- side of the multi-storied building known as "**TARULATA APARTMENT**" within the local limits of Barasat Municipality, ward No. New - 25, Old - 03, Holding No. - 4, Ashutosh Ghosh Road under Police Station and Sub Registration Office at Barasat, in the District of North 24 Parganas, together with the undivided proportionate share, right, title, interest, possession of the said land underneath including all easement rights and all rights of ingress and egress, at the said schedule property of the said building hereby agreed to sell and transfer by the Vendors / Developer to the Purchasers. The Flat is fully shown and delineated plan annexed hereto and boundary line marked by "Red" Colour. The said plan will be treated part of this Agreement for Sale.

-:: THE SCHEDULE "C" ABOVE REFERRED TO ::-

(Common Paths, Passages, Amenities and Facilities)

All Common Paths, Passage, boundary walls, drainage, sewerage etc.

1. Electric Service Line, Electrical common fittings, Common electric meter, meter space etc.

2. Drainage and sewerage up to the Municipal Drain.
3. All the vacant open spaces paths, boundary walls and passages within the complex.
4. Water pumps, overhead tank, Septic tank etc.
5. Roof.
6. Lift.

:-: THE SCHEDULE "D" ABOVE REFERRED TO :-:

(Common Expenses)

1. Proportionate share of all costs of maintenance, operating, replacing, white washing, painting.
2. Proportionate share of all maintenance charges for supplies of common utilities.
3. Proportionate share of Municipal taxes and other outgoing save and except assessed for respective unit/flat.
4. Proportionate share of costs and charges of establishment for maintenance of the said building.
5. Proportionate share of the salary of the security men.

:-: THE SCHEDULE "E" ABOVE REFERRED TO :-:

(Specification of the said **FLAT**)

1. **STRUCTURE** : Building designed with RCC framed structure with rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring of bed rooms, dining, balcony with floor tiles, toilet and kitchen with marble with 6" skirting.
5. **KITCHEN** : Cooking platform and sink with Tap with black stone having 3" height gazed with standard tiles above the platform to protect the oil spot.

6. **TOILET** : One toilet of Indian type / white commode of standard brand with standard PVC cistern and the attached toilet will be commode. All fitting are in standard type one wash hand basin is in dining space of each flat.
7. **DOORS** : Main door entrance would be of Gamari wood and the rest of the doors are commercial flush doors. Standard lock and peep holes on main entrance doors, toilet door will be made by PVC door, door frame will be 3" x 3" and 4" x 2.5" of shal wood.
8. **WINDOWS** : M.S. Grill and aluminum siding with good quality glass.
9. **WATER SUPPLY** : Water supply around the clock is assured for which necessary pump will be installed.
10. **PLUMBING** : Toilet conceal wiring with two bibcock, one shower in toilet, all fitting shall be of good quality.
11. **LIFT** : Four persons capacity lift will be provided.
12. **ELECTRICAL WORKS:** Full concealed wiring, the switch of the electrical good shall be of standard quality. 35 point will be given in each flat including 1 A/C point and 1 Geyser point.
13. The cost of bringing the main electric connection and transformer will be beard by all flat owners proportionately.
14. **PAINTING** : In the wall the flat will be finished with putty, primer and colour and all external wall with super snowcem or equivalent. All doors and windows shall be painted with primer and standard colour.
15. **EXTRA WORK** : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid by the Purchasers to the Vendors herein before starting the extra work.

Site plan of **FLAT**, being No. -----, on the ----- **Floor** in ----- side enclosed herewith is a part of Agreement for Sale.

Ten fingers impression of the Vendors, Developer and the Purchasers are enclosed herewith.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on this day, month and year written at the outset.

Signed, Sealed and Delivered in presence of following witnesses :-

1)

.....

Signature of the Vendor

Shri Shantanu Ganguly

being the Constituted **ATTORNEY** on behalf of

1. Shri Supratim Ray
2. Shri Bhupal Bhattacharjee
3. Smt. Rupana Bhattacharjee
4. Smt. Lovely Chakraborty
5. Smt. Jayati Roy
6. Miss Aishwarya Roy
7. Shri Nikhil Chandra Roy @
Shri Nikhil Roy
8. Shri Paritosh Ray
9. Smt. Sagarika Saha

2)

.....

Signature of the Developer / Confirming Party/

“M/s. S.G. Infracon” represented by :-

Shri Shantanu Ganguly

.....

Signature of the Purchaser/

Shri Satyajit Mahapatra

Smt. Kasturi Nag @ Kasturi Nag Mahapatra

-: MEMO OF CONSIDERATION :-

Received a sum of **Rs.** only in the following manner as agreed by and between the parties hereto as the consideration of the above mentioned property.

Date	Mode of payment	Amount (Rs.)
	TOTAL	

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on this day, month and year written at the outset.

Signed, Sealed and Delivered in presence of following witnesses :-

1)

.....
Signature of the Vendor
Shri Shantanu Ganguly
being the Constituted **ATTORNEY** on behalf of

1. Shri Supratim Ray
2. Shri Bhupal Bhattacharjee
3. Smt.RupanaBhattacharjee
4. Smt. Lovely Chakraborty
5. Smt. Jayati Roy
6. Miss Aishwarya Roy
7. Shri Nikhil Chandra Roy @
Shri Nikhil Roy
8. Shri Paritosh Roy
9. Smt. Sagarika Saha

2)

.....
Signature of the Developer /Confirming Party/

“M/s. S.G. Infracon” represented by :-.

Shri Shantanu

Ganguly

Drafted and prepared by me as per the instruction and photo copy of the documents supplied by the Purchasers and read over and explained to the Vendors and Developer as well as Purchasers in their mother tongue and after understanding the contains of this indenture they puts their Signature in this indenture :-

(SRI SAMIR GANGLY)

Advocate,

Barasat Judges' Court.

Enrollment No.: WB-255/1982.