



AGREEMENT FOR SALE

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 068806

THIS AGREEMENT FOR SALE OF FLAT, "SADHAK RAM

PRASAD MULTIPLEX" made on this 12th day of September, 2019.

SAMPLE

BETWEEN

1. **NUR ISLAM**, (Pan - AASPI0566P) son of Late Hazi Mohammad, by faith-Muslim, residing at Village: Shibdaspur, P.O.: Shalidaha via Kanchrapara, P.S.:Naihati, Dist.:North 24 Parganas, Pin 743145, W.B.,
2. **SRI SANJAY TEWARI**, (Pan - ADDPT0666P) son of Sri Ramesh Tewari, residing at Bindubasini Para, Nichupatty, P.O.: & P.S.:Chandannagar, Dist.:Hooghly, Pin 712136, W.B. and
3. **SRI ASHOK KUMAR PRASAD**, (Pan - AHZPP5768Q) son of Late Satya Narayan Prasad, residing at 25 Ashok Mitra Road, P.O.:Kanchrapara, P.S.:Bizpur, Dist.:North 24 Parganas, Pin 743145, W.B. 2 & 3. By faith-Hindu, all by Occupation - Business, by Nationality - Indian, hereinafter called and referred to as "the Vendors" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs,

M/s. AKHOY NAKHETRA DEVELOPER, (Pan - ABLFA4268L) having office address at 1/1/14, Teor Para Ghosh, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743134, West Bengal, represented by its two partners among four partners **1. NUR ISLAM**, (Pan - AASPI0566P) son of Late Hazi Mohammad, by faith - Muslim, residing at Village: Shibdaspur, P.O.: Shalidaha via Kanchrapara, P.S.:Naihati, Dist.:North 24 Parganas, Pin 743145, W.B., **2. SRI ARUN KUMAR BARAL**, (Pan - ADDPB4688D) son of Sri Anil Chandra Baral, by faith - Hindu, residing at 36/6/A/3, Gour Babu Road, P.O.:Kanchrapara, P.S.:Bizpur, Dist.:North 24 Parganas, Pin 743145, W.B. both by Occupation - Business, by Nationality - Indian, hereinafter called as "the Developer" (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, executor, administrators, representatives and assigns) of the **SECOND PART**.

A N D

SMT. SARITA TEWARI, wife of Sri Sanjay Tewari, residing at Nichupatty Main Road. P.O.: & P.S.: Chandannagar, Dist.: Hooghly, Pin 712136, by Occupation - Housewife, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assign) of the **THIRD PART**.

WHEREAS the original and recorded owner of the First Schedule property is Arup Kumar Kundu recorded in the L.R. Record of right in the L. R. Khatian No. 12858 of Mouza - Halisahar, J. L. No. 6 while in possession, legal heirs (Smt. Sharmila Kundu, Sri Suprovat Kundu and Sri Soham Kundu) of the aforesaid Arup Kumar Kundu executed and registered a General Power of Attorney Being No.00738 on 14.08.2018 at the Office of A.D.S.R. Naihati inserted into the Book No.IV to sell their inherited property and the thus empowered by such Power of attorney Tahamina Khatun on behalf of the aforesaid legal heirs of Arup Kundu sold 9.90 Decimal or 6 Cottah or 4320 Sq. ft. land partially described in the First Schedule to the Vendor No.1 by the Deed of Conveyance Being No.9094 executed on 05.11.2018 and registered on 12.11.2018 and 9.90

Decimal or 6 Cottah or 4320 Sq. ft. land partially described in the First Schedule to the Vendor No.2 by the Deed of Conveyance Being No.9095 executed on 05.11.2018 and registered on 12.11.2018 and 8.25 Decimal or 5 Cottah or 3600 Sq. ft. land partially described in the First Schedule to the Vendor No.1 by the Deed of Conveyance Being No.9096 executed on 05.11.2018 and registered on 12.11.2018 all at the Office of A.D.S.R. Naihati.

AND WHEREAS the present Vendors as such lawful owners of the property by mutating their names in the assessment roll of Halisahar Municipality and under L. R. Khatian No.21329, 21328 and 21327 respectively of Mouza-Halisahar and amalgamated their Holding numbers into one Holding No.2/2/4/A, Shiber Goli Ghoshpara Road more fully described in the First Schedule.

AND WHEREAS the present Vendors and Sri Arun Kumar Baral started a partnership business of development of lands in the name of "**M/s. AKHOY NAKHETRA DEVELOPER**" (Pan - ABLFA4268L) partnership Deed of which is executed on 30.04.2019 and registered on 08.05.2019 at the Office of A.D.S.R. Naihati inserted into the Book No.IV, Vol.No.1507-2019, Pages from 5613 to 5648, Being No.366 for the year 2019.

AND WHEREAS with a view to develop the aforesaid property by making construction of the proposed building the present Vendors, Appointed their partnership firm "**M/s. AKHOY NAKHETRA DEVELOPER**" (Pan - ABLFA4268L) Developer, has got a plan sanctioned building plan No. (Applied) proposed by the authority of Halisahar Municipality for construction of a G+4 storied residential building into and over the said plot of land or part thereof at more fully mentioned in the First Schedule hereunder written and the Developer have started construction work of the said building in accordance with the sanctioned building plan being No. 1609/02/20, Dated 30.08.2019 duly accorded by the Halisahar Municipality.

AND WHEREAS the Purchaser, i.e., the party of the Second Part herein, is being desirous for obtaining ownership of the proposed Block - 'A' North East facing Flat No. A, on First Floor, measuring super built area 1000 Sq. ft. in the Holding No. 2/2/4/Shibergoli Ghosh Para Road, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas, Pin - 743134, West Bengal in the town of Halisahar, specially described in the Second Schedule hereunder written, from the Developer, which is part of the developer's allocation, have written, from the Developer, which is part of the developer's allocation, have approved before the party of the **FIRST**

agreed to transfer said ready North East facing Flat No. A, on First Floor, measuring super built up area 1000 Sq. ft. fully mentioned and described in the Second Schedule written hereunder (hereinafter referred to as the said Flat) together with proportionate undivided share or interest in the common areas in favour of the above named, the Purchaser (Second Part) at a Rs. 2200/- per sq.ft.

That the Developer shall be liable to handover the peaceful vacant possession of the said flat free from all encumbrances, charges etc. within a period of 6 (Six) months from the date of execution of this Agreement to the Purchaser subject to full payment as per schedule mentioned above.

That all disputes between the parties relating to or arising out of this Agreement shall be referred for the arbitration as per provision of Arbitration Act, 1940.

Specification of the Flat

- **Saleable Super Built up Area** : 1000 **Sq. Ft.**
each more or less

Foundation :-

- *RCC Combined Foundation*

Structure :

- *RCC Frame structure with brick masonry wall.*

Drawing & Dining :

- *Wash basin with stand of Standard*
- *Pillar Cock, Angular or Standard quality.*

Kitchen :

- *Black Stone Counter*
- *Glazed tiles up to 2 feet height from platform, 1/1 Premium Quality*
- *Steel Snick Bib Cock.*

Wall :

- *Wall finishing upto putty.*

Toilet :

- *Glazed tiles up to lintel height of walls, 1/1 Premium Quality*

- Concealed plumbing and GI Pipe work/PVC Pipe
- OT Pan (20" x 16") or EWC Commode White Complete Set.

Flooring :

- Bedroom, Drawing, Dining, Verandah, by Tiles (Lira Section 2/2)/Tiles/ (Vitri Premium Quality 2/2).
- Kitchen & Toilet by Tiles 1/1 Anti skid.

Windows :

- Aluminium Channels frame with Glass panels.

Doors :-

- Flush Door with Sal Wood frame for rooms
- High Grade PVC Door in Toilet & Kitchen.

Electrical Goods :-

- Concealed Wiring and Points in all rooms, Kitchen, Toilets with Finolex or equivalent.
- Normal switches from Standard ISI Mark.
- Provision for adequate Light Points, Fan, T.V., Inverter, Computer, Chimney, Geyser.

Water :-

- Water supply 24 hours.

Lift Facilities :-

- Automatic Lift available.

Garage Facilities :-

Two-Wheeler Vehicles Garage facilities are Free.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of BASTU land measuring an area of a piece and parcel of land measuring an area of total area of land 17 Cottah or 12240 Sq. ft. or 28.05 Decimal to be the same little more or less comprising R. S. Dag No. 1238 corresponding L. R. Dag No. 1487, under Khatian No. L. R. Khatian No.21329, 21328 and 21327, Ward No.6. Holding No. 2/2/4/A, Shibergoli Ghosh Para Road, within the local

limit of Halisahan Municipality, P.O. Halisahan, P.S. Bizpur, Dist. North
24 Parganas under the jurisdiction of A.D.S.R. Naihati, the present
owner Govt. of West Bengal represented by its Collector of District :
North 24 Parganas, West Bengal.

The property is butted and bounded as follows:-

On the North by : Land of R. S. Dag No.1238.
On the South by : Ramprasad Bathing Ghat.
On the East by : 40 ft. Wide Ghoshpara Road.
On the West by : Land of Dag No.1238 and 1239.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT self contained Residential Block -'North', Flat No. A, on the 1st.
Floor, measuring cover area 1000 Sq. ft. to be constructed at "**SADHAK
RAM PRASAD MULTIPLEX**" in the property described in the First
Schedule the flat consisting of 4 Bed rooms, Drawing-cum-Dining Room,
Kitchen, 2 Balcony and 2 Toilets with Common use of Road, Passage,
Gate, Staircase, pathways and Common area. Two wheeler garage free.

IN WITNESSES WHEREOF the parties hereto have set and subscribed
their respective hands and seals on the day, month and year first above
written.

IN WITNESSES WHEREOF the parties hereto have set and
subscribed their respective hands and seals on the day, month and year
first above written.

SIGNED AND DELIVERED

By the Parties at Kanchrapara
In the presence of

1. *Manash Kr. Biswas.*

Signature of the Vendors

AKHOY NAKHETRA DEVELOPER

NUN Jelan.

AKHOY NAKHETRA DEVELOPER

Sanjay Tewari.

AKHOY NAKHETRA DEVELOPER

Partner

Partner

Ashok Kumar

Partner

AKHOY NAKHETRA DEVELOPER

Developer

Abaral

Partner

2. *Jigyasu Mondal*

Drafted by me,

Purchaser