

DEED OF SALE

THIS INDENTURE is made this the ..... day of ..... Two Thousand Eighteen (2018) B E T W E E N.

**(1 VENDORS :**

**SMT. ANJALI ROY**, (PAN-BBEPR0786H) wife of Late Aswini Kumar Roy, by faith Hindu, Indian, by occupation-Housewife, presently residing at Prafulla Nivas,

**M/S. SRINATH DEVELOPERS**

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Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (2) **SRI LAKSHMAN KUMAR ROY**, (PAN-ACGPR8071A), son of Late Aswini Kumar Roy, by faith Hindu, Indian, by occupation-Service, presently residing ¼, Brharaj Mohan Gardens Housing Complex, Kamalgachi, P.O. Narendrapur, P.S. Sonarpur, Kolkata -700103, (3) **SMT. MANJARI PAUL**, (PAN-AOTPP4874Q), daughter of Late Aswini Kumar Roy and wife of Sri Tapas Paul, by faith Hindu, Indian, by occupation-Housewife, residing at 31, Vivekananda Sarani, Narendra Apartment, 2<sup>nd</sup> floor, Flat No.4, P.O.Narendrapur, P.S. Sonarpur, Kolkata-700103, (4) **SMT. ARUNDHATI ROY**, (PAN-BHDPR0656Q), wife of Late Siddhartha Kumar Roy, by faith Hindu, Indian, by occupation-household-duties, residing at Prafulla Nivas, Brendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (5) **SRI RAHUL KISHORE ROY**, (PAN-BHDPR0658A), son of Late Siddhartha Kumar Roy, by faith Hindu, Indian, by occupation-Unemployed, residing at Prafulla Nivas, Brendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (6) **SMT. SANTASREE ROY**, (PAN-BHDPR0657R) daughter of Late Siddhartha Kumar Roy, by faith Hindu, Indian, by occupation-household-duties, residing at Prafulla Nivas, Brendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, hereinafter jointly referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**: represented by their Constituted Attorney **M/S. SRINATH DEVELOPERS**, having its office 229, A.J.C. Bose Road, Crescent Tower, 4<sup>th</sup> floor, P.O. Lala Lajpat Rai Sarani, P.S. Shakespeare Sarani, Kolkata-700 020, represented by one of its Partner **SRI SURENDRA KUMAR AGARWALA**, (PAN-AEVPA1509F) son of Late Mohanlal Agarwal, by faith Hindu, by occupation-Business, residing at 209, N.S.C. Bose Road, Sarat Apartment, P.O. Narendrapur, P.S. Sonarpur, Kolkata-700103, duly appointed by a General Power of Attorney, dated 20.05.2014, registered at A.R.A.-III, Kolkata, vide Book No. IV, CD Volume No. 6, Page 4816 to 4832, Being No.03563, for the year 2014.

**AND**

**PROMOTER:**

**M/S. SRINATH DEVELOPERS**, having its office 229, A.J.C. Bose Road, Crescent Tower, 4<sup>th</sup> floor, P.O. Lala Lajpat Rai Sarani, P.S. Shakespeare Sarani, Kolkata-700 020, represented by one of its Partner **SRI SURENDRA KUMAR AGARWALA**, (PAN-AEVPA1509F) son of Late Mohanlal Agarwal, by faith Hindu, by occupation-Business, residing at 209, N.S.C. Bose Road, Sarat Apartment, P.O. Narendrapur, P.S. Sonarpur, Kolkata-700103, hereinafter collectively referred to as '**THE PROMOTER/ CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **SECOND PART**.

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*Surendra Agarwal*

Partner

**AND****ALLOTTEE/PURCHASER:**

..... (Pan .....), son of .....y faith-Hindu, by occupation- Service, by Nationality -Indian, residing at.....hereinafter collectively referred to as "ALLOTTEE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the THIRD PART.

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

**DEFINITIONS:**

For the purpose of this Agreement for Sale, unless the context otherwise requires, ----  
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- a) "**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- b) "**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- c) "**Regulations**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- d) "**Section**" means a section of the Act.
- e) "**Building Complex**" shall mean and include the said premises and the New Buildings there at with the Common Areas and Installations;
- f) "**Co-owners**" shall mean (a) all the allottees of Units in the Building Complex excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendor or the Promoter, shall mean the Promoter or the Vendor, as the case may be.
- g) "**Promoter**" shall mean **M/S. SRINATH DEVELOPERS**, having its office 229, A.J.C. Bose Road, Crescent Tower, 4<sup>th</sup> floor, P.O. Lala Lajpat Rai Sarani, P.S. Shakespeare Sarani, Kolkata-700 020, represented by one of its Partner **SRI SURENDRA KUMAR AGARWALA**, (PAN-AEVPA1509F) son of Late Mohanlal Agarwal, by faith Hindu, by occupation-Business, residing at 209, N.S.C. Bose Road, Sarat Apartment, P.O. Narendrapur, P.S. Sonarpur, Kolkata-700103, West Bengal, India and include its successors or successors-in-office and/or assigns;
- h) "**Development Agreement**" shall mean the agreement dated 10.05.2014 between the Vendor and the Promoter and registered with Office of The Addl. Registrar of Assurance of Kolkata -I, West Bengal in Book I Volume No. 9, Pages

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*Surendra Agarwal*

Partner

4111 to 4164, Being No. 04204 for the year 2014 and include any modifications thereof as agreed between the Vendor and the Promoter in writing.

- i) **“Common areas”** mean,
- i) The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for the phase;
  - ii) The staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of buildings;
  - iii) The common basements, terraces, parks, play areas, open parking areas and common storage spaces;
  - iv) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staff or for the lodging of community service personnel;
  - v) Installation of central services such as electricity, gas, water and sanitation, air-conditioning, system for water conservation renewable energy;
  - vi) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;
  - vii) Community Hall as provided in the real estate project;
  - viii) All other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use;
- j) **“Allottee”** shall mean one or more Allottees named above and include:-
- a. in case of an individual, his/her heirs executors administrators legal representatives and/or assigns;
  - b. in case of a HUF, its members for the time being their respective heirs executors administrators legal representatives and/or assigns;
  - c. in case of a partnership firm or LLP, its partners for the time being their respective heirs executors administrators legal representatives and/or assigns and in case of LLP shall also include its successors or successors-in-office and/or assigns;
  - d. in case of a Company, its successors or successors-in-office and/or assigns;
  - e. in cases not falling within any of the above categories, the constituent of the Allottee as its nature and character permits and their heirs legal representatives or successors as the case may be and/or assigns.
- k) **“Vendor”** shall mean **SMT. ANJALI ROY**, (PAN-BBEPR 0786H) wife of Late Aswini Kumar Roy, by faith Hindu, Indian, by occupation-Housewife, presently residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (2) **SRI LAKSHMAN KUMAR ROY**, (PAN-ACGPR8071A), son of Late Aswini Kumar Roy, by faith Hindu, Indian, by occupation-Service, presently residing ¼, Brharaj Mohan Gardens Housing Complex, Kamalgachi, P.O. Narendrapur, P.S. Sonarpur, Kolkata -700103, (3) **SMT. MANJARI PAUL**, (PAN-AOTPP4874Q), daughter of Late Aswini Kumar Roy and wife of Sri Tapas Paul, by faith Hindu,

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*Pandana Agarwal*

Partner

Indian, by occupation–Housewife, residing at 31, Vivekananda Sarani, Narendra Apartment, 2<sup>nd</sup> floor, Flat No.4, P.O.Narendrapur, P.S. Sonarpur, Kolkata-700103, (4) **SMT. ARUNDHATI ROY**, (PAN-BHDPR0656Q), wife of Late Siddhartha Kumar Roy, by faith Hindu, Indian, by occupation –house-hold-duties, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (5) **SRI RAHUL KISHORE ROY**, (PAN-BHDPR0658A), son of Late Siddhartha Kumar Roy, by faith-Hindu, Indian, by occupation-Unemployed, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, (6) **SMT. SANTASREE ROY**, (PAN-BHDPR0657R) daughter of Late Siddhartha Kumar Roy, by faith Hindu, Indian, by occupation–house-hold-duties, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149 and include its and each of its successors or successors-in-office and/or assigns;

l) Words importing masculine gender shall according to the context mean and construe feminine gender and/or neuter gender as the case may be; Similarly words importing feminine gender shall mean and construe masculine gender and/or neuter gender; Likewise words importing neuter gender shall mean and construe masculine gender and/or feminine gender;

m) Words importing singular number shall according to the context mean and construe the plural number and vice versa. Similarly words importing SINGULAR NUMBER shall include the PLURAL NUMBER and vice versa;

## **WHEREAS**

### **A) RECITALS:**

a. One Sri Prafulla Kumar Roy was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT a piece and parcel of Bastu land measuring 11 Decimals of Dag No.2161, 12 Decimals of Dag No.2162 and 21 Decimals of Dag No.2163, situated at Mouza-Rajpur, J.L. No.55 appertaining to R.S. Khatian No.1532, under P.S. Sonarpur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.16, Sub-registry/A.D.S.R. office at Sonarpur, in the District of 24-Parganas, now South 24-Parganas, more fully described in the First Schedule hereunder written,.

b. While the said Sri Prafulla Kumar Roy enjoyed the said land, died intestate on 09.04.1963 leaving behind his wife Smt. Sudha Rani Devi, son Sri Aswini Kumar Roy and married daughter Smt. Latika Rani Bhattacharya as his only legal heirs and successors, who jointly inherited the said property left by the said deceased.

c. By a Deed of Gift, dated 02.03.1966, registered at S.R. Baruipur and recorded in Book No. I, Volume No.35, page from 249 to 252, Deed No.2625 for the year 1966, the said Smt. Sudha Rani Devi gifted her 1/3<sup>rd</sup> share in the said property to her son said Sri Aswini Kumar Roy.

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*Kandans Ugarwal*

**Partner**

d. By a Deed of Gift, dated 15.02.1973, registered at S.R. Sonarpur and recorded in Book No. I, Volume No.6, page from 222 to 224, Deed No.475 for the year 1973, the said Smt. Latika Rani Bhattacharya gifted her 1/3<sup>rd</sup> share in the said property to her brother said Sri Aswini Kumar Roy.

e. Thus the said Sri Aswini Kumar Roy became the owner of entire property as mentioned above and mutated his name in the office of the Rajpur Sonarpur Municipality in respect of the said land, which has since been known and numbered as Municipal Holding No.527, Aghore Sarani, Kolkata-700149.

f. While the said Sri Aswini Kumar Roy enjoyed the said property, died intestate on 12.06.2008 leaving behind his wife Smt. Anjali Roy, two sons Sri Siddhartha Kumar Roy, since deceased and Sri Lakshman Kumar Roy and one married daughter Smt. Manjari Paul, the Owners No.1,2,3 herein

g. The said Sri Siddhartha Kumar Roy died intestate on 12.03.2012 leaving behind his wife Smt. Arundhati Roy, one Sri Rahul Kishore Roy and one daughter Smt. Sntasree Roy, the Owner no.4,5, & 6 as his only legal heirs and successor, who jointly inherited 1/4<sup>th</sup> share in the said property left by the said deceased.

h. Thus the Owners herein seized and possessed of the total land measuring 44 Decimals be the same a little more or less, in their respective ratio, having unfettered right, right and interest thereto and free from all encumbrances and recorded their names in the office of the B.L. & L.R.O and mutated their names in the office of the Rajpur Sonarpur Municipality in respect of the said Municipal Holding No.527, Aghore Sarani, Kolkata -700149.

#### WHEREAS

i) Vendors herein become absolute owners of total land measuring 44 Decimals be the same a little more or less and they jointly seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners of ALL THAT 44 Decimals more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written having undivided share therein and have caused their names to be mutated in the records of the 44 decimals in respect thereof.

ii) By the Development Agreement the Vendor, inter alia, did thereby agree to provide the said premises and to allow the same to be used exclusively and solely for the purpose of development of the same by the Promoter and agreed that with effect from the date of execution thereof, the Promoter would have the sole exclusive and irrevocable right and authority to develop the said premises into a building complex and to transfer the same in the manner mentioned therein. Under the said Development Agreement it was further, inter alia, agreed between the Vendor and the Promoter:-

a. The Promoter would have the exclusive rights and authority to sell transfer and transfer the entire Building Complex (save and except the Separately Allocable Areas if allotted to the Vendor exclusively) on the terms and conditions therein contained;

b. The Vendor agreed to sell and transfer proportionate share in land to the persons intending to own Units and other transferable areas in the Building Complex

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*Vandana Agarwal.*

Partner

and nominated by the Promoter and in such parts or shares as the Promoter may nominate or require.

iii) By Power of Attorney dated 19.05.2014 and registered with Addl. Registrar of Assurance -III, Kolkata and recorded in Book No. IV, CD Volume No. 6, Pages from 4816 to 4832, being No. 03563 for the year 2014 the Vendors appointed the Promoter and its authorized representatives named therein as its constituted attorney as and for the purposes mentioned therein.

iv) The building plans for construction of the New Buildings has been caused to be sanctioned by the Promoter from the Rajpur - Sonarpur Municipality, South 24 Paraganas vide Building **Permit No. 300/CB/16/41 dated 05.03.2018.**

**AND WHEREAS** in the said Agreement, it was mutually agreed & settled that the Owners would be entitled to get 41% of the proposed building as Owners' allocation and remaining 49% of the said building, comprising of several flats and car parking space would be allotted to the Developer as Developer's allocation, more clearly stated in the said Development Agreement.

**AND WHEREAS** the Developer herein constructed the said G+III storied building on the said land as mentioned in the First Schedule below as per the plan duly sanctioned by the Rajpur Sonarpur Municipality, Vide Plan No. ...., dated ....., and provided all civic facilities and amenities therein at the cost and expenses of the Developer.

**AND WHEREAS** the Developer herein declared for absolute sale under ownership apartment system out of the Developer's allocation, the flat, shops and spaces and the Purchaser herein being satisfied with right, title and interest in the said property, proposed to purchase a self contained flat, being **Flat No.....**, on ..... floor, ..... side, measuring about Car pet area.....sq.ft more or less and built up area ..... sq.ft. more or less and super built up area .....sq.ft. be the same a little more or less and a car parking space measuring **120 sq.ft.** on the **ground** floor, of the said G+IV storied building (details whereof more fully and particularly described and mentioned in the Second Schedule hereunder written and hereinafter referred to as the '**SAID FLAT**' together with right to use and enjoy the common areas & facilities along with undivided proportionate share in the land, free from all encumbrances, at a total fixed price or consideration of **Rs.....**/(Rupees ..... Lakh ..... Thousand) only and the Owners and Developer herein agreed to sell the said flat at the said consideration money to the Purchaser herein by executing an Agreement for sale, dated .....

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.....**/(Rupees ..... Lakh ..... Thousand) only being the full consideration money of the said flat & car parking space, well and truly paid by the Purchaser to the Owners as well as

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*Pandana Ugarnat*  
Partner

Developer, on or before the execution of this deed, (the receipt whereof, the Owners and Developer do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Owners and Developer do hereby acquit, release and forever discharge the Purchaser and the said flat & car parking space with undivided proportionate share in the land and the common areas hereby sold) the Owners and Developer do hereby grant, transfer, convey, sell, assign and assure unto the Purchaser ALL THAT undivided proportionate share in the land attributable to the said flat comprised in Municipal Holding No.527, Aghore Sarani, Kolkata -700149, within the limits of the Rajpur Sonarpur Municipality, Ward No.16, under P.S. Sonarpur, Dist. 24-Parganas (South) more fully described in the First Schedule hereunder written, together with the said self contained flat, being **Flat No....**, on ..... **floor**, ..... side, measuring about Car pet area.....sq.ft more or less and built up area ..... **sq.ft.** more or less and super built up area .....sq.ft. be the same a little more or less and a car parking space measuring **120 sq.ft.** on the **ground** floor, of the said G+IV storied building more fully described in the second Schedule hereunder written, TOGETHER WITH all the rights, appurtenances thereto and all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat with right to use the staircase, electrical installations, entrance for common areas, lobbies, open side space, passage, main gate, boundary wall, roof of the building and other privileges etc. and other common areas in common with the owners and occupiers of the other flats of the said building for the purpose of uninterrupted access to and from the main Municipal road, belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim, and demand whatsoever both at law and in equity of the Owners into or upon the said flat & car parking space and undivided proportionate share in the said land and every part thereof **TO HAVE AND TO HOLD** the said undivided proportionate share in the land and the said flat & car parking space so to be unto and to the Purchaser absolutely and forever free from all encumbrances.

**THE OWNERS & DEVELOPER DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

1. The interest which the Owners and Developer do hereby profess to transfer subsist and that the Owners have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said undivided proportionate share in the land and the said flat & car parking space hereby granted, conveyed, transferred and sold unto the Purchaser in the manner aforesaid and delivered the same.
2. It shall be lawful for the Purchaser from time to time and at all times hereafter to enter, upon, hold, possess and enjoy the said undivided proportionate share in the land and the flat & car parking space with right to sell, transfer or otherwise alienate

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*Randana Ugarwal*

Partner



the same and pay the rents to the District Collector, South 24-Parganas and taxes to the Rajpur Sonarpur Municipality, upon getting her name mutated in the records of the said authorities and receive the rents, issues and profits thereof without any interruption, disturbances, claims or demands whatsoever for or by the Owners or any person or persons claiming through under or in trust for the Owners & developer or any of their predecessor-in-title acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances, made or suffered by the Owners or any person or persons lawfully or equitably claiming as aforesaid.

3. The undivided proportionate share in the land together with constructed flat & car parking space hereby transferred and conveyed are freed and discharged from and against all sorts of encumbrances, trusts, liens, and attachments whatsoever. There is no case, suits or proceeding pending before any court of law and the Owners and Developer sold the said flat & car parking space while having good and marketable title therein.

4. The Owners and Developer shall from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser make do acknowledge, execute and perfect all such further lawful and reasonable act, deeds and things whatsoever for further better and more perfectly assuring and conveying the said undivided share in the land and the flat hereby sold unto the Purchaser in the manner aforesaid.

5. The Owners shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser produce or cause to be produced to the Purchaser her agents and attorney or any trial hearing commission, examination or otherwise as writing and also shall at the like request and cost deliver or cause to be delivered to the Purchaser such attested writing or any of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-cancelled.

**THE PURCHASER DOETH HEREBY COVENANT WITH THE OWNERS & DEVELOPER** as follows:-

1. That the Purchaser shall pay the proportionate share of Municipal taxes or like taxes under any law, which may be assessed on the entire building, so long as the said flat & car parking space sold to the Purchaser shall not be separately assessed.

2. The Purchaser shall pay the proportionate cost and expenses for maintaining repairing, renovating of the said building and replacement of any fixtures, fittings and/or components or accessories of the building for white washing or painting of the outer portion of the building etc. more fully mentioned in the Fourth Schedule hereunder written.

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*Pandana Sanyal*

**Partner**

3. The Purchaser shall pay the electric charges for consumption of the electricity in her flat proportionately unless the separate electric meter is granted in her name by the Electric Supply authority.
4. The Purchaser shall use the said flat sold to her solely for residential purpose and for no other purpose.
5. The Purchaser shall not make or cause to be made any annoyance or disturbance to the owners and occupiers of the other flats of the said building.
6. The Purchaser shall not store any inflammable or combustible obnoxious and/or objectionable goods or materials other than L.P.G. or kerosene oil for domestic purpose in the said flat sold to her or any part thereof.
7. The Purchaser shall not throw or permit to be thrown dirt, debris, rage or other refuse in the compound, corridor, premises or any other portion outside the said flat & car parking space.
8. The Purchaser shall keep the said flat sold to her and its walls and partition walls, sewers, drains, pipes and appurtenances thereof in good repair and conditions and in particularly as to support, shelter and lateral part of the building.
9. The Purchaser shall become member of the Association/Society of the owners, which may be formed and also do all such acts and things necessary for making such Association/Society for protection management and maintenance of the said building.
10. The Purchaser shall observe, perform, and comply with all the rules and regulations made from time to time for protection, maintenance and management of the said building and also the rules and municipal bye laws.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring 23 Decimals be the same a little more or less, together with G+III storied building standing thereon, situated at Mouza-Rajpur, J.L. No.55, comprised in R.S.Dag No. 2151, 2162, 2163, appertaining to R.S. Khatian No.1532, being Municipal Holding No.527, Aghore Sarani, Kolkata-700149, under P.S. Sonarpur, at present lying within the limits of the Rajpur Sonarpur Municipality, Ward No.16, Sub-registry/A.D.S.R. office at Sonarpur, in the District of 24-Parganas, now South 24-Parganas, being butted and bounded as follows :-

On the North : 40'ft. wide Road,

On the South : Property of owners,

On the East : 18'ft. wide Road,

On the West : Property of others.

**SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a self contained flat, being Flat No....., on ..... floor, ..... side, measuring about Car pet area.....sq.ft more or less and built up area .....

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*Vandana Ugarwal*

Partner

**FIFTH SCHEDULE ABOVE REFERRED TO****SPECIFICATION FOR THE APARTMENT**

- I. STRUCTURE: The building shall be constructed with RCC structure with deep piling in accordance with the plan and drawing prepared by the Architects and sanctioned by The Rajpur-Sonarpur Municipality South 24 paraganas, West Bengal.
- II. FLOORING:  
 MAIN LOBBY OF DESIGNATED BLOCK: Marble/Tiles/Kota  
 FLOOR LOBBIES OF DESIGNATED BLOCK: Ceramic Tiles  
 STAIRCASE: Kota Stone/Marble/Tiles/IPS
- III. UNIT:
1. Flooring of Living Dinning and all bedrooms : Vitrified tiles
  2. Walls : Brick / RCC with Putty finish
  3. Kitchen : Vitrified Tiles flooring and Granite Kitchen top and Stainless Steel Sink and Dado of ceramic tiles up to 2 Ft.
  4. Bathrooms : Flooring of Anti-skid Ceramic Tiles, Dado of ceramic tiles upto 6ft
  5. Doors : Flush Doors
  6. Locks : Only main door will be provided with lock
  7. Windows : Aluminium Sliding / UPVC Windows
  8. Electrical : Concealed wiring
  9. Plumbing : Concealed pipes, Sanitary wares in toilet.

**Allottee:**

1. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

2. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

**Promoter:**

1. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

**OWNERS**

(As a Constituted Attorney Holder of

**SIXTH SCHEDULE ABOVE REFERRED TO****SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT**

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*Pandana Sengupta*  
**Partner**

1. Land comprised in the said Premises.
2. Entrance and Exit Gate of the said Premises.
3. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
4. Entrance Lobby for each of the Tower.
5. Staircase, Lobbies and landings of all the Towers.
6. Ultimate Roof of the Towers.
7. 4 High Speed passenger lifts in Tower 1 and 2 high speed passenger lifts in Tower 2 along with lift shafts and the lobby in front of it on typical floors and lift machine room.
8. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Towers.
9. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Towers.
10. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
11. Landscape area.
12. Pathways
13. Jogging track/walkways
14. CCTV Surveillance System
15. Provision for DTH Connection (Centralised)
16. Community Hall
17. Club Facilities (At Additional Cost)
18. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
19. DG Set, its panels, accessories and wirings and space for installation of the same.
20. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Building Complex.

**Allottee:**

3. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

4. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

**Promoter:**

2. Signature \_\_\_\_\_  
 Name \_\_\_\_\_

**5. OWNER**  
 (As a Constituted Attorney Holder of  
 .....)

**M/S. SRINATH DEVELOPERS**  
*Vandana Ugarwal*  
**Partner**

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at \_\_\_\_\_ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

**Allottee: (including joint buyers)**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please Affix Photographs and Sign across the photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

**Owner :**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**Promoter :**

(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please Affix Photographs and Sign across the photograph

Please Affix Photographs and Sign across the photograph

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of :

**WITNESSES:**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
(2) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

M/S SRINATH DEVELOPERS  
*Vandana Ugarwal*  
Partner

**MEMO OF CONSIDERATION:**

RECEIVED of and from within named Allottee the within mentioned sum of Rs ..... only) only being the full consideration money as per Memo below:-

**MEMO**

SI NO.	Cheque No.	Date	Branch	Amount (Rs.)
1				
2				
3				
4				
5				
<b>Total (Rupees ..... only)</b>				.....

**WITNESSES:**

- 1.
- 2.

M/S SRINATH DEVELOPERS

*Randane Agarwal*

Partner

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PROMOTER