

## **AGREEMENT TO SELL OF FLAT**

**THIS AGREEMENT FOR SALE** is made on this the .....day  
of

----- Two Thousand Eighteen (2018) A.D.

### **BETWEEN**

**M/S. SRINATH DEVELOPERS**, a Partnership Firm, **PAN-  
ABYFS0787P**, governed by the provisions of the Indian  
Partnership Act, 1932, having its Principal Office at 229, A.J.C.  
Bose Road, 4<sup>th</sup> Floor, Room No. 4A, Kolkata - 700020,  
represented by its one Partner namely **MR. SURENDRA  
AGARWAL, (PAN-AEVPA1509F)** son of Late Mohanlal Agarwal,  
by Nationality Indian, by faith Hindu, by occupation - Business,  
residing at Sarat Apartment, 209 NSC Bose Road, Narendrapur,  
P.S. Sonarpur,

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Kolkata – 700 103, District-South 24-Parganas, hereinafter called and referred to as the **“DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

**AND**

.....  
.....  
.....  
.....hereinafter called and referred to as the **“PURCHASER/S”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

**AND**

**(1) SMT. ANJALI ROY, PAN-BBEPR0785H**, wife of Late Aswini Kumar Roy, by Nationality Indian, by faith Hindu, by occupation – Housewife, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, District: South 24-Parganas, **(2) MR. LAKSHMAN KUMAR ROY, PAN-ACGPR8071A**, son of Late Aswini Kumar Roy, by Nationality Indian, by faith Hindu, by occupation – Service, residing at 31, Vivekananda Sarani, “Narendra Apartment” 2<sup>nd</sup> floor, Flat No. 4, P.O. Narendrapur, P.S. Sonarpur, Kolkata-700103, District: South 24-Parganas,

Contd...P/3.

**(3) MRS. MANJARI PAUL, PAN-**

**AOTPP4874Q**, daughter of Late Aswini Kumar Roy and wife of Mr. Tapas Paul, by Nationality Indian, by faith Hindu, by occupation – Housewife, residing at ¼, Brajaraj Mohan Gardens Housing Complex, Kamalgachi, P.O. Narendrapur, P.S.

Sonarpur, Kolkata-700103, District: South 24-Parganas, **(4)**

**SMT. ARUNDHATI ROY, PAN-BHDPR0656Q**, wife of Late Siddhartha Kumar Roy, by Nationality Indian, by faith Hindu, by occupation – Housewife, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, District:

South 24-Parganas, **(5) MR. RAHUL KISHORE ROY, PAN-**

**BHDPR0658A**, son of Late Siddhartha Kumar Roy, by Nationality Indian, by faith Hindu, by occupation – Unemployed, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S.

Sonarpur, Kolkata-700149, District: South 24- Parganas and **5)**

**MISS SANTASREE ROY, PAN-BHDPR0657R**, daughter of Late Siddhartha Kumar Roy, by Nationality Indian, by faith Hindu, by occupation – Unemployed, residing at Prafulla Nivas, Barendra Para, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149, District: South 24- Parganas, represented by their constituted attorney namely **M/S. SRINATH DEVELOPERS**, a Partnership

Firm, having its **PAN-ABYFS0787P**, governed by the provisions of the Indian Partnership Act, 1932, having its Principal Office at 229, A.J.C. Bose Road, 4<sup>th</sup> Floor, Room No. 4A, Kolkata – 700020, represented by its one Partner namely

Contd.....P/4.

**MR. SURENDRA AGARWAL, PAN-AEVPA1509F** son of Late Mohanlal Agarwal, by Nationality Indian, by faith Hindu, by occupation – Business, residing at Sarat Apartment, 209 NSC Bose Road, Narendrapur, P.S. Sonarpur, Kolkata – 700 103, District- South 24-Parganas, hereinafter referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives, and/or assigns) of the **THIRD PART.**

**WHEREAS** one Prafulla Kumar Roy during his life time was seized and possessed All that piece and parcel of bastu Land measuring an area 11 Decimal corresponding to 4796 Sq.ft. comprised in Dag No. 2161 and 12 Decimal of bastu land corresponding to 5232 Sq.ft. comprised in Dag No. 2162 and also 21 Decimal of Pukur corresponding to 9156 Sq.ft. comprised in Dag No. 2163 lying and situate in Mouza – Rajpur, together with dwelling house lying and erected on a portion therein under the Rajpur-Sonarpur Municipality, bearing Holding No. 527, Aghore Sarani, Ward No. 16, Police Station-Sonarpur, District -24-Parganas and the said Prafulla Kumar Roy duly recorded his name in the Record of Right at the office of B.L.& L.R.O as Raiyat and also paying taxes regularly thereon.

**AND WHEREAS** during the possession, said Prafulla Kumar Roy died leaving behind his wife namely Sudha Rani Devi, one son namely Aswini Kumar Roy and only married daughter namely Latika Rani Bhattacharya,

Contd.....P/5.

they became the joint owners of the aforesaid property. During the possession, the said Sudha Rani Devi and Latika Rani Bhattacharya transferred their undivided 1/3<sup>rd</sup> share each in respect of the aforesaid property by way of registered two nos. deed of gift dated 02.03.1966 and 15.02.1973, Being Nos. 2625 for the year 1966 and 475 for the year 1973 in favour of Aswini Kumar Roy and after obtaining 2/3<sup>rd</sup> share and balance 1/3<sup>rd</sup> share obtained by inheritance, said Aswini Kumar Roy as sole and absolute owner and also seized and possessed of the aforesaid entire property being municipal Holding No. 527, Aghore Sarani, Ward No. 16, Police Station-Sonarapur, District: 24-Parganas and mutated his name in the assement record of the Rajpur-Sonarapur Municipality.

**AND WHEREAS** during the possession, said Aswini Kumar Roy died intestate on 12.06.2008 leaving behind his wife namely Smt. Anjali Roy, THE PRESENT OWNER NO. 1, two sons namely Siddhartha Kumar Roy and Lakshman Kumar Roy, THE PRESENT OWNER NO. 2, and only married daughter namely Smt. Manjari Paul, THE PRESENT OWNER NO. 2, they became the joint owners of the aforesaid property. During the enjoyment, said Siddhartha Kumar Roy died intestate on 12.03.2012 leaving behind his wife namely Smt. Arundhati Roy, THE PRESENT OWNER NO. 4, son namely Rahul Kishore Roy THE PRESENT OWNER NO. 5, and only married daughter namely Smt. Manjari Paul, THE PRESENT OWNER NO. 6, they became the joint owners of the their husband/father share alongwith present Owner Nos.

Contd.....P/6.

1 to 3 of the aforesaid property, subsequently they have mutated their names in the in the Record of Right at the office of B.L. & L.R.O and name in the assement record of the Rajpur-Sonarpur Municipality after paying taxes regularly thereon.

**AND WHEREAS** the said Owners hereby declare that they are well and sufficiently entitled to and are absolutely seized and possessed of the said All that piece and parcel of bastu Land measuring an area 11 Decimal corresponding to 4796 Sq.ft. comprised in Dag No. 2161 and 12 Decimal of bastu land corresponding to 5232 Sq.ft. comprised in Dag No. 2162 and also 21 Decimal of Pukur corresponding to 9156 Sq.ft. comprised in Dag No. 2163 lying and situate in Mouza – Rajpur, together with dwelling house lying and erected on a portion therein under the Rajpur-Sonarpur Municipality, bearing Holding No. 527, Aghore Sarani, Ward No. 16, Police Station-Sonarpur, District -24-Parganas (fully described in the Schedule 'A' hereunder written), the said property is free from all encumbrances, charges, liens lispendences, attachments, trusts, acquisitions/requisitions. litigations and liabilities etc. whatsoever and desirous to develop the said property, subsequently the said owners entered into a registered Development Agreement on 10.05.2014 with the said Developer herein, on the terms and conditions contained therein, the said Development Agreement was registered in the office of the

Contd.....P/7.

A.R.A.-I, Kolkata, recorded in Book No. I, Being Deed No. 4204 for the year 2014 and executed a registered General Power of Attorney dated 19.05.2014 whereby the Developer herein has been empowered and authorized by the owner to carry out and execute the said construction works of the building and obtain the sanctioned building plan and sale the flats to the prospective buyers out of his allocation and to receive earnest money and/or consideration money and/or booking money from the Purchasers/s inter alia, the said power of attorney was registered in the office of the A.R.A.-III, Kolkata, recorded in Book No. IV, Being Deed No. 3563 for the year 2014. Subsequently a Memorandum of Understanding was executed between the owners and the Developer for transferring the said Pukur portion, measuring an area 21 decimal under Dag No. 2163 in Mouza Rajpur in favor of the said Owners and remaining bastu Land

measuring an area 11 Decimal corresponding to 4796 Sq.ft. comprised in Dag No. 2161 and 12 Decimal of bastu land corresponding to 5232 Sq.ft. comprised in Dag No. 2162 in said mouza as in portion of the development for construction of new building by the said Developer and also increase developer allocation share and payment of the owners mentioned in the said MOU from the said development agreement.

**AND WHEREAS** by virtue of the said agreement,

Contd...P/8.

the Developer herein prepared a building plan for sanction for construction of multistoried building on the said bastu land measuring 23 decimal more or less, which has been sanctioned by the Rajpur-Sonarpur Municipality vide sanctioned Plan No. 300/CB/16/41 Dated 05.03.2018 and has been constructing the proposed building upon the aforesaid land in accordance with sanctioned building plan which is more fully described in Schedule "A" hereunder written and hereunder referred to as the "Said Building". That the said building is under construction.

**AND WHEREAS** the Developer herein have decided to sell the residential/other unit/s thereof from their allocation for procurement of fund and on coming to know of the intention of the Developer, the Purchasers herein have approached the Developer for purchasing a residential flat/shop, being No..... floor, .....side, measuring.....Sq.ft. more or less being the super built up area, having a built area of..... Sq ft more or less, within the said new building being Holding No. 527, Aghore Sarani, Rajpur, Police Station-Sonarpur, Kolkata- 700149 under the Rajpur-Sonarpur Municipality, Ward No. 16, District; South 24-Parganas, to be completed and in habitable condition in all manner together with undivided proportionate share of right, title and interest in the land upon which the proposed building to be constructed together with all right and privileges in common areas

Contd...P/9.



and facilities utilities provided or to be provided in the “said building”.

**AND WHEREAS** the Developer has agreed to sell to the Purchaser/s of the said flat/shop, being No..... floor, ..... side, measuring..... Sq.ft. more or less super built up area, having a built up area of..... sq ft more or less, within the said new building together with undivided proportionate share or interest in the said land which is more fully describe in the Schedule “B” hereunder written together with the rights and privileges in common areas and facilities utilities of the said new building which is more fully and particularly described in the schedule ‘B’ hereunder written at an agreed total consideration price of Rs...../- (Rupees..... only) inclusive of GST on the terms and conditions hereunder appearing referred to as the “Said flat”.

**AND WHEREAS** the parties hereto have agreed to enter into this Agreement for sale of the said residential flat mentioned in the schedule ‘B’ hereunder written with the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AND** called the ‘Agreement to Sell’ unless it be contrary or repugnant to the subject the following words shall have the following meanings :-

Contd...P/10.

- a) This “**SAID PROPERTY**” shall be the divided and demarcated portions of the premises being presently the Municipal Premises No. 527, Aghor Sarani, Rajpur, District South 24-Parganas, admeasuring more or less 23 decimal euivalent to 13 Cotthas 14 Chittacks 29 Sq.ft. which is particularly described in the Schedule ‘A’ hereunder written which shall also mean and include the new building or buildings to be constructed at the said premises together with additional floors or stores to be constructed thereon.
- b) “**BUILDINGS**” shall mean Multi Storied Building inclusive of Garage Space which the “**DEVELOPER**” has agreed to construct according to building Sanctioned plan at the said property.
- c) “**FLAT**” shall mean a covered space constructing of Bed Rooms, Living Room, Bath room , Toilet and balcony.
- d) “**UNIT**” shall mean any covered space in the building intended of or capable of being exclusively occupied and enjoyed including facilities of common toilet.
- e) “**PARKING SPACE**’ shall mean only either in the open land or ground or in any covered space as the case may be in the said property reserved for parking of a car/two wheeler.

Contd...P/11.

- f) **“COMMON PARTS’** shall mean the equipment and accessories provided and/ or reserved in the said building including the common areas, common passages, stair-cases, landings, Lift, Lift room, motor-pumps, electrical installation etc. for common use and enjoyment of the intending Purchasers
- g) **“COMMON EXPENSES’** shall mean and include a proportionate share of costs, charges and expenses for working , maintenance, upkeep, repairs and replacement of the common parts and common amenities excluding proportionate share of Municipal Tax and other taxes and levies relating to or connected with the said building and the said property.
- h) **“PRINCIPAL AGREEMENT”** shall mean and agreement made between the Vendor and the Purchaser relating to the above flat at the said building.
- i) **“BUILT-UP AREA”** shall mean and include the covered portion of the unit including covered area of staircase, lift and lift room.
- j) **“SUPER BUILT-UP AREA”** shall mean and include for the determination of the payable area for the intending Purchaser. The vendor shall take into account the total plinth area of the building, stair-case, corridors, lobbies and others areas which may be suggested by the vendor from time to time and in this regard the decision for the

Contd...P/12.

vendor shall be final conclusive and binding on the intending Purchaser. However in no case the super built-up area of the building will be less than 20% of the total covered or plinth area of the building.

k) **“PROPORTIONATE SHARE”** shall mean in the case of any Unit/Flat or Car Parking Space the proportion or ratio which the floor space of any flat, unit and/or any car parking spaces for the time being in the said property but excluding the area comprising the common parts and the common areas thereof in the said property and the building.

l) **“THE PRONOUN”** ‘He or ‘His’ in these presents shall mean and be construed to have been used to mean any person or persons (male or female) a Firm, a company or any other legal entity capable of holding property, if the context so admits.

**NOW IT IS HEREBY AGREED SETTLED DESCRIBED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO** as follows :-

1. The Purchaser/s, prior to the execution and entering into this Agreement has satisfied himself in respect of the said Owners right, title, interest on the said land and other necessary title, deeds and Development Agreement and Power of Attorney and other papers of the Owner and the Developer . After execution of this Agreement if the Purchaser/s wants to take any copy of paper/papers

2. Contd...P/13.

**13**

regarding this project, he/she/their will have to arrange for the necessary paper/papers at his/her/their own cost.

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That the Developer has agreed to sell and the purchaser/s have agreed to purchase ALL THAT a self contained residential flat along in the proposed Multi Storied Building under construction on the said land shown and delineated and marked on the Sanctioned Plan annexed together with the common right on the common provisions including common paths, passage, lobbies, stair-cases, lift including super built up area of ..... Sq ft. more or less, on the .....floor flat no “.....” being of premises 527, Aghor Sarani, Rajpur, District: South 24-Parganas at or for total

consideration value of Rs. ....../- (Rupees .....

only) inclusive of GST.

3. That timely payment of installments by the purchasers are the essence of this contract and agreement.
4. That if the purchaser/s fails to pay any installment or installments in time , as per payment schedule mentioned in schedule ‘C’ or the schedule mentioned herein below, the construction work of the said flat may be keep in abeyance and the vendor will give verbal/ written notice to the Purchasers for effecting payment of the particular installment or installment within 15 days along with 2% interest per month on the outstanding dues of installments and the Purchaser shall be bound and hereby agrees to pay the same. If the purchaser does not pay the amount claimed as per agreement and payment schedule along with interest the Developer shall have every right to terminate / revoke this agreement/ contract without giving the Purchaser any further time and notice and upon such termination of this Agreement/ contract the vendor shall forfeit 5% of the

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total sale value and balance shall be refunded to the Purchasers by the Developer within 3 (three) months from the date of termination of this agreement.

5. No escalation will be charged on the purchaser but handover/ possession may be delayed subject to any act of nature such as Earthquake flood or any other natural calamity and or enemy, war, restriction by Govt. Municipal Authority, or other Public Authority or Judicial Authority or any other cause beyond the control of the Developer. The Developer agrees to give possession on or before 31<sup>st</sup> March, 2021.
6. That under no circumstances will possession of the unit be given and it be handed over to the Purchasers until all payment as per the Payment schedule mentioned herein are cleared in full and final by the Purchaser and necessary formalities are observed and the cost of Registration of the

Contd....P/11.

## 11

Flat is being arranged and paid by the Purchasers.

7. That the cost of Registration Fee, Taxes Stamp Duty, Legal Fees for the conveyance and other expenses, if any, in connection with the Registration of the flat will be paid and borne by the Purchaser/s extra.
8. That if the Purchaser/s cancel the booking the unit for whatsoever reason on his part and communicates his intention to the Developer in writing, the Developer shall refund the money paid by the Purchasers after deducting 5% of the total sale value as liquidated damages within 3 months from the date of cancellation.

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9. That if the Developer fails to give possession /handover of the said flat to the Purchaser/s within the expected date of completion as mentioned in this agreement with a grace period of six months, due to lack of will or willful neglect on its part, except due to an act of God, then the vendor will be bound to refund the money paid by the Purchaser/s along with applicable statutory interest.
10. That the Developer would arrange for the supply of potable water to each flat of the building through pipes and ducts connected to the flats from the overhead tank. Water supply from the local Municipality store in the undersigned reservoir or from bore well shall be supplied to the overhead tank of the building.
11. Materials to be used would be standard quality and the construction would be made strictly as per specifications in the sanctioned plan.
12. That the Purchaser/s shall inspect and point out any defect of the materials and workmanship on receiving the communication for taking possession of his/her flat, and the same would be changed and/ or rectified before handing possession. But after taking possession the Purchaser/s shall not raise any objection regarding the quality of material used and/ or fitted. Every possible care would be taken to use standard quality materials as specified in the schedule of specifications.

Contd...P/12.

## 12

13. It is further agreed, declared and confirmed that from the date of delivery of possession letter to the Purchaser/s by the Developer, the Purchaser/s shall pay and contribute

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his respective proportionate Municipal taxes, Government Revenue (both owner's and occupier's share), electricity charges, common maintenance charges and costs, service charges and other outgoing charges from time to time in respect of the said flat and shall pay other costs for providing additional facilities, if any.

14. That the Developer shall make arrangement for individual separate electric meter in the name of the Purchaser/s and all costs, charges, fees are to be paid by the Purchaser/s on actual.
15. That the Purchaser/s shall not be allowed to let, grant lease, transfer or otherwise use the said flat or to enter into any sort of agreement for sale unless he/she gets the possession of the said unit or specific permission is given by Developer in writing. Transfer of the said unit can only be done on paying the requisite transfer fees of 2% on Purchasers price of flat & car parking to the vendor.
16. That the super built-up area referred to above shall mean and include proportionate share of common passage (except car parking space), stair-case, landing (machine room, pump room, electric room, durwan room, if any), water tanks and reservoirs, main lobby on the Ground Floor, and common paths which will be used by the occupants of the building. The measurement will be calculated from outer wall to outer wall of the said flat including stair-case without landing.
17. All costs, charges and expenses in connection with repairing, engrossing, stamping and registering all agreements, conveyances, transfer deeds or any other documents required to be executed by the Developer on the buyer as well as the entire professional cost of the

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legal adviser of the gender in preparing and approving all such documents shall be borne proportionately by all the buyers of the flats, car parking etc. in the said building. The Developer shall not contribute anything towards such expenses. Contd....P/13

### 13

The proportionate share of such costs, charges and expenses payable by the Purchaser/s shall be paid by him within the stipulated time on demand by the Developer.

**WHEREAS** after full payment of the dues relating to the above mentioned flat the Developer will request the Purchaser/s by a written communication to take possession of the flat within a stipulated time. It is to be noted that the vendor would arrange for registration of the said flat and the Purchaser/s would make himself available on the date and time as communicated by the Developer.

**AND WHEREAS** if the Purchaser/s makes any delay for taking possession and/or registration of the flat after receiving the written communication, all responsibility regarding monetary and legal would be borne by the Purchaser/s in due course.

**AND WHEREAS** if any dispute arises between the Developer and Purchaser/s it will be settled by the Arbitrator. If arbitrator fails to settle the disputes then any of the parties can take legal action.

### **SCHEDULE 'A' ABOVE REFERRED TO**

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**ALL THAT** piece and parcel of 'Bastu' land measuring more or less 23 decimal equivalent to 13 Cotthas 14 Chittacks 29 Sq.ft. situated and lying in **Mouza- Rajpur, Police Station Sonarpur, Dag No. 2161 and 2162 under Khatian No. 1532**, J.L. No. 55, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 16, being municipal holding No. 527, Aghore Sarani, Rajpur, Kolkata- 700 149 under A.D.S.R.O. at Sonarpur, in the District 24 Parganas, butted and bounded as follows :-

ON THE NORTH : By 40' feet wide Road

ON THE SOUTH : By other portions of the Owners

ON THE EAST : By 18 feet wide Road.

ON THE WEST : By property of Das.

Contd...P/14.

**SCHEDULE 'B' ABOVE REFERRED TO**

**ALL THAT** one self contained residential flat on the ..... floor, flat no. ....., consisting of ..... bed rooms, kitchen cum dining space, one toilet, one W.C., and varendah along with necessary fittings/( shop on the ground floor, shop No.....) measuring super built-up area more or less ..... Sq.ft., having built up area ..... sq ft. more or less, along with undivided proportionate share of interest on the land underneath the building at holding/premises no. 527, Aghor Sarani, Rajpur, Kolkata- 700 149 in the District of South 24-Parganas and which is more fully and particularly described in the schedule 'A' hereunder written.

**SCHEDULE 'C' ABOVE REFERRED TO**

(Mode of Payment for residential flat)

**PART- I (A)**

At the time signing of Agreement - 20% on total consideration price

After completion of Foundation-10 % on total consideration price

Casting 1<sup>st</sup> slab -10% on total consideration price

Casting 2<sup>nd</sup> slab -10% on total consideration price

Casting 3<sup>rd</sup> slab -10% on total consideration price

Casting 4<sup>th</sup> slab -10% on total consideration price

Casting 5<sup>th</sup> slab -10% on total consideration price

After brick work of Unit -10% on total consideration price

At the time of  
Registration / Possession -10% on total consideration price

Contd...P/15.

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(Mode of Payment for shop/commercial space)

**PART- I (B)**

At the time signing of Agreement - 20% on total consideration price

After completion of Foundation -10 % on total consideration price

Casting 1<sup>st</sup> slab -20% on total consideration price

Casting 2<sup>nd</sup> slab -20% on total consideration price

After brick work of Unit -20% on total consideration price

At the time of  
Registration / Possession -10% on total consideration price

**PART ----- II**

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Non refundable amount (To be paid at the time of agreement and/or before possession or before registration)

a) Charges for Legal documentation at the time of agreement.  
Rs. 5000/-

b) Deposit of Rs. 1.25 per Sq.ft per month being the interest free advance amount to be retained by the Developer /Owner towards monthly maintenance of the complex for six months .

Contd...P/16.

## 16

### **TECHNICAL SPECIFICATION OF THE BUILDING**

**STRUCTURE** : The building shall have a R.C.C. framed structure of insulated spread footing.

**BRICK WALL** : All exterior brick work shall be 8” thick with bricks, all partition be 3” thick with brick.

**FLOOR FINISH WITH SKIRTING DADO** : Cast-in-situ vitrified tiles to all floor 4” height skirting to all room and 5’ dado to bath and latrine and 18” height dado above cooking platform and sink.

**PLASTER** : The outside of building will have sand and cement plaster (1:6) with colouring & finish.

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**DOORS &  
WINDOWS FOR  
FLATS**

- : 1. Main Entrance Door
  - a) Commercial Flush Door Painted both sides.
  - b) wooden door frame, salwood (5" x 3")
- 2. Other Doors :-
  - a) Commercial Flush Door painted both side
  - b) Wooden door frame salwood.
- 3. Main door of the flats and kitchen shall be 35mm thick door.
  - a) Aluminum window as per approved design of architect.
  - b) All windows shall have translucent Glass in Aluminum frames.

**IRON SHUTTER**

- : For Shop.

**FLOORING**

- : All flooring will be of vitrified tiles.

**TOILET 1**

- : .1) One European type white commode and white plastic cistern.
- 2) One white wash-basin.
- 3) One Shower
- 4) Two taps ( Hot & cold water arrangements)

Contd....P/17.

**TOILET 2**

- :1) One European type white commode and white plastic cistern.
- 2) One white wash basin.
- 3) One TAP

**ELECTRICAL**

- : Concealed wiring (copper wire)
- One Inverter with sufficient load bearing capacity of

**BED ROOMS**

- : 2 Light Points, 1 Fan Point ,1 Five AMP Plug Point

**BALCONY**

- : One Light Point & 5 AMP Plug Point.

**PERSONAL METER**

- : Actual cost will be paid by the Flat owners.

**TRANSFORMER &  
BACKUP POWER**

- : Will be provided by developer.

**WATER SUPPLY**

- : One R.C.C. Overhead Reservoir with inside title lined will be provided on the top of the roof as per design. The suitable electrical pump with motor will be installed at Ground Floor to deliver water to overhead reservoir, if deep tube-well is installed in the said building; the cost of such deep tube-well shall be borne by all the occupier/flat owners of the said proposed multistoried building.

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

**SIGNED SEALED & DELIVERED**

In the Presence of:

**WITNESSES :**

1)

**Developer**

**Signature of the**

2)

**Purchaser/s**

**Signature of**

**Owners** **Signature of the**

Contd.....P/19.

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser/s the within mentioned the sum of Rs. ....../- (Rupees.....only) being the advance booking money paid in the manner hereunder written out of total consideration price of Rs. ....../- (Rupees ..... only).

**MEMO**

Date by Cheque No. Bank Branch Amount

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Rs.

...../-

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-

**WITNESSES :-**

1)

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**SIGNATURE OF DEVELOPER**

2)