

3

A G R E E M E N T F O R S A L E

THIS AGREEMENT is made on thisth day of, 201... **BETWEEN**
EXALT INFRA-NIRMAAN PVT. LTD., a Registered Private Limited
Company, having its Registered Office at 40, Upendra Biswas Sarani, P.O. &
P.S. - Jadavpur, Kolkata - 700 032 and ***Represented by its Managing***
Director, Mr. Debasis Roy, hereinafter referred to as the **DEVELOPER**
(which expression shall unless otherwise excluded by or repugnant to the
context be deemed to mean and include their Successors-in-interest and
Assigns) of the **FIRST PART.**

Contd...2

A N D

(1) **Mr. Rajen Mahata**, (S/o Mr. Rashbehari Mahata) and
(2) **Mrs. Supriya Mahata**, by Relation – Husband & Wife, Presently both are
Residing at Ward No. 14, Village, P.O. & P.S. - Dubrajpur, Dist. - Birbhum,
hereinafter referred to as the **PURCHASERS** (which term or expression
shall unless excluded by or repugnant to the context be deemed to mean
and include his Legal Heirs, Executors, Administrators, Legal
Representatives and Assigns) of the **SECOND PART**.

A N D

(1) **Sri Kalipada Sil**, Son of Late Chandra Kumar Sil, by Faith - Hindu, by
Occupation - Retired ; and (2) **Smt. Mayarani Sil**, Wife of Sri Kalipada Sil,
by Faith- Hindu, by Occupation - Housewife, both Presently Residing
at Plot No. 48, Indra Prastha Housing, P.O. - Amrai, P.S. - Faridpur,
Durgapur - 713 203 and within the Jurisdiction of the Durgapur Municipal
Corporation Ward No. 12 ; ***Represented through their Constituted
Attorney, Mr. Debasis Roy*** under the Power of Attorney duly Executed and
Registered before A.D.S.R.at Durgapur on 27th June, 2014 and Recorded in
Book No. I, Volume No. 13, Page No. 3506 to 3521 being the Deed No. 05018
for the year 2014, hereinafter Jointly Called & Referred to as the **OWNERS**
(which term or expression shall unless excluded by or repugnant to the
context be deemed to mean and include their Legal Heirs, Executors,
Administrators, Legal Representatives & Assigns) of the **THIRD PART**.

WHEREAS One Sri Debidas Bandopadhyay, Son of Late Phani Bhusan Bandopadhyay was Seized and Possessed of a Plot of Bastu Land Admeasuring 7.25 Satak or 4 (Four) Cottahs 9 (Nine) Chittaks Situate at Mouza Amrai, J.L. No. 58, C.S. Dag No. 3164, C.S. Khatian No. 46 under the Jurisdiction of P.S. - Durgapur, which is morefully Described in the Schedule written hereinafter below.

AND WHEREAS Since the said Debidas Bandopadhyay was Unable to bear the Cost of Maintenance of the said Scheduled Property, the said Debidas Bandopadhyay Expressed his Desire to Depose of the said Scheduled Property at a Total Price of Rs. 8,500/- (Rupees Eight Thousand Five Hundred only) after having Obtained Permission from the Durgapur Sub-Divisional Officer - the Competent Authority on 22/4/1980 being the Permission No. 134/ULC/D.

AND WHEREAS the said Present Owners Approached the said Debidas Bandopadhyay for Purchase of the Scheduled Property and having Paid the Consideration Money Obtained the Delivery of the Physical Possession of the Scheduled Property and became the absolute Owner by Executing a Deed of Conveyance in the Office of the Additional District Sub-Registrar, Durgapur, District - Barddhaman and has been Recorded in the Book No. I, Volume 3, Pages between 23 to 28 being the Deed No. 131, for the year 1981.

AND WHEREAS the said Owners thereafter Mutated their Names in the Record of Concerned BL&LRO, Faridpur-Durgapur and Paid the Requisite Rent. The said Present Owners have also Mutated their Name with Local Durgapur Municipal Corporation and Regularly Paid the DMC Tax.

AND WHEREAS While in Peaceful Enjoyment of the Scheduled Property as mentioned in the **Schedule-A**, the said Owners being Desirous of Developing the said Scheduled Plot of Land and Construct a Multi-storied Building thereon in accordance with the Sanctioned Building Plan to be Obtained from the Durgapur Municipal Corporation or any other Appropriate Authority through an Efficient, Experienced & Financially-sound Developer. Accordingly, the said Owners have Approached & Expressed their Desire to the said Developer, EXALT INFRA-NIRMAAN Pvt. Ltd., a Competent, Financially Sound and Experienced in Civil Construction Work having Reputation in this regard, for Development & Construction of the Proposed Multi-storied Building Consisting of Several Self-contained Residential Flats/Commercial Spaces and Car Parking Spaces (C.P.S.) on the said Premises.

AND WHEREAS upon the aforesaid Representation of the said Owners and subject to Verification of the Title of the Owners concerning the said Premises, the Developer has Agreed to Develop the said Premises Constructing a Multi-storied Building Comprising of Several Flats/

Contd...5

Commercial Spaces and Car Parking Spaces on the said Premises in accordance with the Sanctioned Building Plan and as per Specifications at the Cost and Responsibility of the said Developer.

AND WHEREAS the Parties hereto for Common Object and to Materialize their Intention have Agreed on Certain Terms and Conditions and Signed a Development Agreement on 26th June, 2014 Appointing thereby the said Developer to Develop the said Land and Construct a Multi-storied Building Consisting of several Residential Flats on the said Plot of Land as per Sanctioned Building Plan to be Obtained from Durgapur Municipal Corporation on certain Terms and Conditions as Mutually Agreed upon by and between the Parties thereto which are more fully and particularly Written in the said Development Agreement as mentioned above.

AND WHEREAS the said Owner and the Developer have Agreed Jointly that as per the Building Plan No. CB/112/13 dated 31st May, 2014 Sanctioned by the Durgapur Municipal Corporation and as per the Development Agreement dated 26th June, 2014 between the said Owners and the said Developer that the said Developer shall Give & Deliver the Allocated Super-Built-up Areas in the Proposed Multi-storied Residential Building together with the Proportionate Share in the Common Areas and Facilities/Amenities to the said Owners as Consideration for the said Land in the Manner mentioned in the **Schedule-B** hereinafter Written below and as Specified in the above mentioned Development Agreement.

AND WHEREAS the said Owners shall have No Claim whatsoever on the Sale Proceeds of the said Developer's Allocation in the Constructed Area of the said Multi-storied Building save & except the said Owners' Allocated Portion as detailed above.

AND WHEREAS the said Owners Executing the aforesaid General Power of Attorney in favour of Mr. Debasis Roy Authorising & Empowering him thereby to Obtain Sanctioned Building Plan for the Proposed Multi-storied Building from the Durgapur Municipal Corporation and to Sell the Constructed Flats being the Allocation of the said Developer to the intended Purchaser(s) by Executing the Deeds of Sale and Presenting the same before the Registrar of Assurances or the Registrar of the Appropriate Jurisdiction for Registration of the Deeds.

AND WHEREAS the said Purchasers herein are fully Satisfied with the Marketable Title of the said Owners over the said Property and also got Satisfied with the Lawful Right, Title and Interest of the Owners in respect of the Schedule-A Land and the Residential Flats under the Developer's Allocation after Examination of all Documents, the Title of the Owners together with the aforesaid Development Agreement and the said Power of Attorney and Sanctioned Building Plan of Durgapur Municipal Corporation.

Contd...7

AND WHEREAS the said Purchasers have Approached the said Developer for Purchase of a Self-contained Flat No. on the Floor (in the-..... Corner) of the Proposed Multi-Storied Building in Complete and Habitable Condition measuring Sq. Ft. Super-Built-Up Area be the same a little more or less together with Undivided & Impartible Proportionate Share of the said Land as Described in the Schedule below and the said Flat is more fully and particularly Described in the **Schedule-C** herein after Written below and the said Developer has Agreed to Sell the said Flat to them at a Total Consideration Money of Rs.,00,000/- (Rupees Lac only). The said Purchasers Paid an Initial Installment of Rs.,00,000/- (Rupees Lac only) at the Time of Execution of these Presents against Total Consideration which the said Developer has Accepted & hereby Acknowledges the Receipt thereof.

AND WHEREAS the Proposed Multi-storied Building Consisting of several Residential Flats including the Flat No. on the Floor (in the-..... Corner) as Shown & Described in Schedule-C is under Construction and the same is likely to be Completed within Next Eighteen (Eighteen) Months hereof as per the Sanctioned Building Plan of the Durgapur Municipal Corporation and as per Specifications as Detailed in the **Schedule-D** hereinafter Written below.

NOW THIS AGREEMENT WITNESSETH and it is hereby Agreed by and between the Parties hereto as follows :-

1. That the said Developer Agrees to Sell and the said Purchasers Agree to Purchase a Self-contained Flat admeasuring Sq. Ft. Super-Built-Up Area be the same or a little more or less being Flat No. on the Floor (in the Corner) being the Developer's Share of the Proposed Multi-storied Building in Complete & Habitable Condition together with the Undivided and Impartible Proportionate Share of the Land Situate in the Plot No. 48, Indra Prastha Housing at Mouza - Amrai, J.L. No. 58, R.S. Dag No. 3164, L.R. Dag No. 3372 Pertaining to R.S. Khatian No. 46, L.R. Khatian No. 1847/4040 within the Jurisdiction of Ward No. 12 of the Durgapur Municipal Corporation (being the Assessee No. 52), Sub-Registry Office at Durgapur & District Registry Office at Barddhaman Presently Under P.S. - Faridpur, Dist. - Barddhaman more fully Described in the Schedule below for a Total Consideration Money of Rs.,00,000/- (Rupees Lac only) and a Sum of Rs.,00,000/- (Rupees Lac only) have been Paid by the said Purchasers to the said Developer by way of Earnest Money at the Time of Execution of these Presents as Part Consideration of the Total Consideration Money (the Receipt whereof the said Developer doth hereby Admit & Acknowledge as per Memo below).

Contd...9

2. That the Balance Consideration Money for the said Flat shall be Paid to the said Developer by the said Purchasers in following manners :-

Time Schedule for Payment

- | | | | |
|----|--|---|---|
| a) | Rs.,00,000/- | : | Within Two Months from the Date of Signing this Agreement. |
| b) | Rs.,00,000/- | : | Within Five Months from the Date of Signing this Agreement. |
| b) | Balance Amount | : | While Handing-over/Taking-over of the Possession of the Flat. |
| f) | Charges on Addl. Work beyond the Scope of Specified Jobs as Detailed in the Schedule-D | : | Within One Month from the Date of Signing this Agreement. |
3. That the said Developer shall Construct the said Building with Standard Building Materials as per Specifications Mentioned in the **Schedule - D** hereinafter Written below and the Building is likely to be Completed within (.....) Months hereof.
4. That the Delivery of the said Self-contained Flat No. S-2 in Complete & Habitable Condition by way of Possession and Free from all Encumbrances shall be Given by the said Developer to the said Purchasers on Receipt of Full & Final Payment.

5. That the said Developer shall not Deviate from the Sanctioned Building Plan in the Process of Construction of the said Building. If any Addition/Alteration/Modification is made during the Construction, the same has to be done with the Sanction of the Durgapur Municipal Corporation.

6. That if the said Purchasers Fail or Neglect to Pay the Balance Consideration Money in Installment(s) as per Clause No. 2 within One (01) Month, the said Developer shall be Entitled to Serve a Written Notice of 15 days and thereafter shall have the Liberty to Cancel/Terminate the said Agreement by Forfeiting 20% of the Earnest Money Deposited by way of Liquidated Damage for breach of the Contract and the Developer shall Return the balance Earnest Money to the said Purchasers within Three (03) months from the Date of such Cancellation/Termination of this Agreement.

7. That if the said Developer Fails or Neglects to Complete the said Sale of the said Flat in spite of Payment of the Total Consideration Money as per Payment Schedule as mentioned above by the said Purchasers to the said Developer within the said Stipulated Period, the said Purchasers shall have the Liberty to Sue the Developer for Specific Performance of this Contract and or Sue the said Developer in the

Consumers' Forum and in such event, the said Developer shall be Liable to Pay Penalty of 12% per annum on the Deposited Amount to the said Purchasers.

8. That the Ownership of the said Flat shall Vest and Continue to Remain Vested in the said Purchasers subject to Terms and Conditions hereinafter Provided.
9. That the said Developer shall Provide Light Points, Fittings and Fan Points in the said Flat as per Work Schedule Detailed in Schedule-D.
10. That for the Purpose of Completion of Construction of the said Flat and of Providing Light Points, Fittings and Fan Points therein, the said Purchasers hereby Appoint, Authorise and Empower the said Developer irrevocably for Completion of Construction of the said Flat and the common parts in the Proposed Building for and on behalf of the said Purchasers duly Approved by the Architect of the Proposed Building for the time being and the Decision of the Architect regarding the Quality and Specifications of Materials and Fittings as per Schedule-D shall be Final and Binding on the said Purchasers.
11. That the said Purchasers will not Keep or Store in the demised Flat any Inflammable, Combustible, Explosives and/or any other Offensive

Articles which shall Constitute Nuisance to other Flat Owners and the said Developer of the Proposed said Building and may Damage the Proposed Building.

12. That for the Purpose of Construction of the said Flat, the said Developer shall Act as an Agent of the said Purchasers subject to such Right, Power and Authority of the Developer as herein Contained and upon Completion of the Construction of the said Flat, the Possession thereof shall be made over to the said Purchasers by the said Developer subject to the said Developer's Decision as herein Provided and also the said Purchasers Complying with the Terms and Conditions herein Contained. Until the Possession is made over to the said Purchasers, the said Developer as an Agent of the said Purchasers shall hold the Exclusive Possession of the said Flat and the said Purchasers hereby Agree not to Claim or Demand the Possession thereof, until all the Balance Amounts Agreed to be Paid by the said Purchasers to the said Developer are Fully Paid in all respects (inclusive of Extra Work, if any) and upon Abiding by all the Terms and Conditions herein Contained on the Part of the said Purchasers to be Performed.

13. That as the Right of Construction of the said Flat for Residential Purpose Vested with the said Developer, the said Purchasers will not

have any Right, Title, Interest, Claim or Demand whatsoever or howsoever in respect of the Other Parts or Portions of the Proposed Building or the said excepting the common Portions and Stair Case Landings as provided therein.

14. That the said Purchasers will Use the said Flat only for Residential Purpose and for No other Purpose whatsoever without the Consent in Writing of the said Developer. It is expressly Understood and Agreed that the said Purchasers will not Use the said Flat as a Boarding House, Guest House or for any other Commercial Purpose except with the Written Consent of the Competent Authority.
15. That the said Developer and the said Purchasers will keep Indemnified each other against any Loss and Damage Suffered by either Party by any Action of the Other Party.
16. That the said Purchasers will not Deposit or be Permitted to Deposit any Rubbish in the Stair Case or in any Common Portions of the Proposed Building.
17. That the said Developer shall Arrange a New Electric Meter to the Flat of the said Purchasers in his Name. However, the Cost of Such shall be borne by the said Purchasers.

18. That the said Purchasers will not Allow or Permit anybody to Store any Goods, Articles or Things in the Stair Case, Lobbies or other Portions of the said Landings or any Part thereof.
19. That the said Purchasers will Observe and Perform all Rules, Regulations and Restrictions made in force from time to time for the Proper Use and Management of the proposed Building by the said Developer till the Society/Association for Management of the Proposed Building is Formed by the Owners of Flats of the Proposed Building.
20. That the said Purchasers will not Commit or Permit to be Committed any Alteration or Changes in Sewerage, Drainages, Pipes, Conduits, Cables and other Fixtures and Fittings serving the said Building or any of them and the said Flat.
21. That the said Purchasers will have no Right to Change the Nature and Character of said Flat by Shifting or Demolishing the Interior Walls, Kitchen, Bath, Privy etc..
22. That the said Purchasers will not Decorate or Paint or Change the Design of the Exterior including outer Walls, Verandah, Grills, Doors and Windows to have Better-look in the Proposed Building at the said Premises.

23. That the said Purchasers will Pay and Bear all the Legal Expenses, Costs, Charges & Fees in Connection with the Preparing, Engrossing, Stamping, Registering the Deed of Conveyance or any other Transfer Documents including Stamp Duty of the said Flat. The said Deed of Conveyance will be Executed & Presented by the said Developer for Registration before the Registrar of Assurances or DSR, Durgapur only and immediately after Receiving all Dues in respect of the said Flat and/or Total Consideration Money therefor and the said Deed shall be as per the Approved Draft of the Advocate of the Developer.
24. That the said Developer after Peaceful Delivery of the said Completed Flat in Habitable Condition, Hand-over all Relevant Documents including Attested copy of the Proposed Building Completion Certificate Obtained from the Competent Authority.
25. That the said Developer shall bear all Rates & Taxes up to the Period of Delivery of the said Flat. The said Purchasers will not be Liable for any Statutory Liabilities like Income-Tax, Sales-Tax, Bank-Loan etc. in respect of the said Developer's and/or Owner's Allocations.
26. That the said Purchasers will not be Liable for any Mishap or Accident in respect of the Construction of the Proposed Building.

27. That the said Purchasers will Take and shall be Deemed to have Taken the Possession of the said Flat on the Date of Delivery and from such date, the said Purchasers will become Liable to Pay Proportionate Share of the Common Expenses whenever Demanded by the said Developer and/or by the Society/Association to be Formed by the Owners of the Flats of the Proposed Building.
28. That the said Purchasers will, on or before the Date of Delivery of the said Flat Fulfill all Covenants herein Required to be Observed and Performed till the date of Delivery and Particularly those as are Mentioned in Clause No. 31 hereunder.
29. That From and After the Date of Delivery of the said Flat, the said Purchasers Covenants :-
- i) To Co-operate with the Co-owners in the Management and Maintenance of the Common Portions of the Proposed Building and Land by Forming the Society or Association ;
 - ii) To Observe the Rules Formed by the Society/Association for Peaceful and Beneficial Enjoyment of the Flats and the Common Portions by all the Purchasers/Co-owners ;
 - iii) To Pay the Proportionate Share of the Common Expenses Regularly and Punctually after Delivery of the said Flat No. S-2 of the Proposed Building.

THE SCHEDULE-A HEREINBEFORE REFERRED TO :

(Description of the Land)

ALL THAT a Piece and Parcel of Land Measuring 7.25 Satak or 0.06 Acre or 4 (Four) Cottahs 9 (Nine) Chittaks, be the same a little more or less, Situate and Lying at Plot No. 48, Indra Prastha Housing at Mouza - Amrai, J.L. No. 58, R.S. Dag No. 3164, L.R. Dag No. 3372 Pertaining to R.S. Khatian No. 46, L.R. Khatian No. 1847/4040 within the Jurisdiction of Ward No. 12 of The Durgapur Municipal Corporation (being the Assessee No. 52), Sub-Registry Office at Durgapur & District Registry Office at Barddhaman Presently Under P.S. - Faridpur, Dist. - Barddhaman which are butted and bounded by :-

On the North : 33+ ft. Wide Road ;

On the South : House of Late Uma Pada Pramanik (46, Indra Prastha Housing) ;

On the East : House of Mr. Asit Baran Mukherjee (49, Indra Prastha Housing) ;

On the West : House of Mr. Tridib Dutta (47, Indra Prastha Housing).

Contd...18

THE SCHEDULE-B ABOVE REFERRED TO :

(Owners' Allocations)

The Owners shall be Allocated by the Developer the Constructed Areas together with Undivided, Proportionate Share of Common Areas and Facilities in the proposed Multi-storied Residential Building along with the Consideration Money of Rs. 6 Lac (Rupees Six Lac only) in the following manner :-

1. Mr. Kalipada Sil shall be Allocated a Three-Bed-Room Flat on the Third Floor (in the Northern side) Consisting of Three Bed-Rooms, One Drawing-cum-Dining, One Kitchen, One Toilet & One WC & One Verandah.
2. Mrs. Maya Rani Sil shall be Allocated a Three-Bed-Room Flat on the First Floor (in the Northern side) Consisting of Three-Bed-Rooms, One Drawing-cum-Dining, One Kitchen, One Toilet, One WC & One Verandah.
3. Against the Balance Consideration towards the Total Owner's Allocation, Mr. Kalipada Sil & Mrs. Maya Rani Sil are Entitled of Rs. 2,50,000/- (Rupees Two Lac Fifty Thousand only) each while handing-over/Taking-over the Possession of the Aforesaid Flats ;
4. Against the Existing Building & Construction in the subject Plot, Mr. Kalipada Sil & Mrs. Maya Rani Sil are Entitled of Rs. 50,000/- (Rupees Fifty Thousand only) each during the Course of Construction.

Contd...19

THE SCHEDULE-C ABOVE REFERRED TO

[Description of the Flat]

ALL THAT a Self contained Flat No. measuring Sq. Ft. Super Built-up Area be the same a little more or less on the Floor (in the-..... Corner) of the Proposed Multi-Storied Building in Complete and Habitable Condition to be Constructed on the Schedule-A Land as per the Sanctioned Building Plan Obtained from the Durgapur Municipal Corporation in the name of the said Owners and as per Specifications mentioned in the Schedule-D together with the Undivided and Impartible Proportionate Share in the Schedule-A Land along with all Common Rights in the Common Portions of the Proposed Building, namely Stair-Case, Landing, Roof, Passage, Ailes, Water Reservoir, Drain, Sewerage, Common Areas on the Ground Floor and the said Flat is Consisting of (.....) Bed Rooms with One (01) Balcony, One (01) Living-cum-Dining & One (01) Kitchen, (.....) Toilet(s) and One (01) W.C. (which is more-fully Delineated in Red in the Enclosed Sketch Map) at a Total Consideration of Rs.,00,000/- (Rupees Lac only).

Contd...20

THE SCHEDULE-D ABOVE REFERRED TO :

(Specifications of the Flat)

1. **CONSTRUCTION :**

A. R.C.C. framed Structure :-

- i) Foundation, Tie Beam, Floor Beam, Floor Slab, Roof Slab etc. will be of M20 Grade of Concrete & FE 500 Steel.
- ii) R.C. Column, Lintel Chajjas, Loft, Kitchen Counter Slab will be of M20 Grade of Concrete.

B. Brick Work & Plastering :-

- i) Outside Wall will be 200 mm. thick with First Class Brick & Cement Mortar (1 : 6).
- ii) Inside Wall will be 125 mm. thick with First Class Brick & Cement Mortar (1 : 6).
- iii) Outside Wall will be Plastered with 12 mm. thick & same of Inside Wall will be 15 mm. thick using Cement Mortar (1 : 6).
Roof Ceiling will be Plastered with Cement Mortar (1 : 4).

2. **FLOORING :** Will be finished with Marble and 125 mm. height Skirting & 125 mm. wide Margin.

3. **KITCHEN :**
 - i) Steel Sink (22" x 16" x 8") & Black/Green Stone Kitchen Slab will be Provided.
 - ii) 3 Feet Height Glazed Tiles will be Provided.
 - iii) Exhaust Fan Hole will be Provided suitably.
 - iv) Two Taps will be Provided.

5. **TOILET :**
 - i) 6' Height Glazed Tiles will be Provided on Wall.
 - ii) One Anglo-Indian Commode with PVC Flushing Cistern (all of White Colour) and One White Colour 22" x 15" Wash Basin will be Provided. One Shower & Three Taps will be Provided.

6. **DOOR :** Frame will be of Shal/Gammar/Bhola or equivalent quality Wood and Inside Shutters will be Flush type Door Fitted with normal Fittings. Main Door will be made of Segun or equivalent. Main Door shall have the Protection of a Iron-made Collapsible Gate.

7. **WINDOW :** Aluminum Windows with Iron Grill will be Fitted with Glass.
8. **STAIRS :** Total Marble Flooring.
9. **ROOF FINISH :** Treated with Net-cement.
10. **WATER RESERVOIR :**

Along with a Underground Reservoir, a 5000 Lt. Capacity Overhead Tank will be Built to Cater the Water-storage for all Flats.
11. **PUMP SET :** One Pump-motor will be Installed for Lifting Water to the Overhead Tank.
12. **PLUMBING :**
 - i) All Water & Waste Lines will be of good quality P.V.C. type. Inside Lines will be duly Concealed.
 - ii) Kitchen & Toilet Fittings will be of Standard Brand & Quality.
 - iii) One Geyser Line will be Provided in the Toilet with Standard Fittings.

13. **ELECTRICAL :**

- i) Concealed Copper Wiring encased in P.V.C. Pipe.
- ii) Light Point - 3 in each Bed Room, 2 in Living-cum-Dining, Two each in Kitchen & Toilet and 1 in each Balcony.
- iii) Fan Point - One in Living-cum-Dining and One in each Bed Room.
- iv) One 5 Amp. Plug-point in Living-cum-Dining, Kitchen, Toilet, each Balcony and in each Bed Room.
- v) One 15 Amp. Plug-point will be Fitted in Living-cum-Dining, Kitchen, Toilet and in each Bed Room.
- vi) One Exhaust Fan Point will be Provided in the Kitchen.
- vii) Suitable Geyser Connection will be Provided in the Toilet with Standard Fittings.

13. **COLOURING :**

- i) Inside will be Finished with the Plaster of Paris/Putty and Outside will be Finished with Weather Coat over the Plaster.
- ii) All Doors, Windows, P.V.C. Pipes will be Provided with 2 Coats of Quality Paints over a Coat of Primer.

Contd...24

IN WITNESS WHEREOF All the Parties hereunto Set and Subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED
BY THE WITHIN NAMED OWNERS
THROUGH THEIR CONSTITUTED ATTORNEY
AT DURGAPUR
IN PRESENCE OF :-

SIGNATURE OF CONSTITUTED ATTORNEY
of KALIPADA SIL & MAYARANI SIL

1.

SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASERS
AT DURGAPUR
IN PRESENCE OF :-

SIGNATURE OF THE PURCHASERS

1.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
AT DURGAPUR
IN PRESENCE OF :-

SIGNATURE OF THE DEVELOPER

1.

Drafted by :

Mrs. Krishna Saha
Advocate
Alipur Court