

NM/AGREE/MASTER

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made on this day of

Two Thousand and Twenty **BETWEEN (1) MR. UJJAL** son of Late Chiranjib Roy, having Income Tax Permanent Account No. (PAN) "**AFHPR9850D**", by faith – Humanist, by occupation – Service, residing at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, **(2) MRS. SOMA ROY** wife of Late Rahul Roy, having Income Tax Permanent Account No. (PAN) "**ACHPR9279D**", by faith – Hindu, by occupation – Service, **(3) MRS. ROHINI ROY** daughter of Late Rahul Roy, having Income Tax Permanent Account No. (PAN) "**AYLPR4527Q**", by faith – Hindu, by occupation – Student, both residing at 8/3, Radha Kumud Mukherjee Sarani, Post Office – Bullygunge, Police

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Station – Gariahat, Kolkata – 700 019, (4) **MRS. ANIKA SEN** wife of Mr. Biplab Kumar Sen, having Income Tax Permanent Account No. (PAN) "**AXUPS5108A**", by faith – Hindu, by occupation – Service, both residing at 5A, Rajani Gupta Row, Post Office and Police Station – Amherst Street, Kolkata – 700 009, all are Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrator, representatives and assigns) of the **FIRST PART**. The Vendors herein, are represented by their Constituted Attorney **ANY ONE OF (1) MR. ROHAN DHAR** son of Mr. Kunal Dhar, having Income Tax Permanent Account No. (PAN) "**BEMPD2834J**", residing at 1358, Purba Sinthee Road, Post Office – Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, Indian Citizen, (2) **MR. UJJAL** son of Late Chiranjib Roy, having Income Tax Permanent Account No. (PAN) "**AFHPR9850D**", by faith – Humanist, by occupation – Service, residing at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, Indian Citizen, Partners of **U.R. DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAEFU6623K**", having its Office at 38/13, M.C. Garden Road, Post Office – Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, vide Power of Attorney dated 30.05.2019, registered at the office of the Addl. District Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-2019, Pages 212693 to 212716, Being No. 150604441 for the year 2019.

AND

U.R. DEVELOPERS, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AAEFU6623K**", having its Office at 38/13, M.C. Garden Road, Post Office – Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, represented by **ANY ONE** of its Partners (1) **MR. ROHAN DHAR** son of Mr. Kunal Dhar, having Income Tax Permanent Account No. (PAN) "**BEMPD2834J**", residing at 1358, Purba Sinthee Road, Post Office – Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, Indian Citizen, (2) **MR. UJJAL** son of Late Chiranjib Roy, having Income Tax Permanent Account No. (PAN) "**AFHPR9850D**", by faith – Humanist, by occupation – Service, residing at 38/13, M.C. Garden Road, Post Office - Ghugudanga, Police Station – Dum Dum, Kolkata – 700 030, Indian Citizen, hereinafter called the **DEVELOPER**, (which expression shall

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unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART**.

A N D

(1) son of, having Income Tax Permanent Account No. (PAN) ".....", (2) wife of, having Income Tax Permanent Account No. (PAN) ".....", both are by faith -, by occupation -, both residing at, Post Office -, Police Station -, Kolkata -, both are Indian Citizen, hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **THIRD PART**.

WHEREAS by a Deed of Conveyance dated 22.08.1956, registered at Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 104, Page 242 to 245, Being No. 7341, for the year 1956, Nitai Chandra Pal sold, transferred and conveyed to Dilip Kumar Roy, Sanjib Kumar Roy and Rajib Kumar Roy ALL THAT piece or parcel land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 29.06.1968, registered at Sub-Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 81, Page 143 to 145, Being No. 5632, for the year 1968, Sanjib Kumar Roy sold, transferred and conveyed to Dilip Kumar Roy, ALL THAT undivided 1/3rd share in the piece or parcel land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

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AND WHEREAS Dilip Kumar Roy, are thus well seized and possessed of or otherwise well and sufficiently entitled to the undivided 2/3rd share in the piece or parcel land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Dilip Kumar Roy was a bachalor at his life time made and published his last WILL and testament on 04.05.1992 whereby he gave and bequeathed the property to his nephew Mr. Ujjal son of Late Chiranjib Kumar Roy.

AND WHEREAS after the death of Dilip Kumar Roy the said Mr. Ujjal obtained the probate from the Honorable High Court at Calcutta vide probate case No. 211/1993.

AND WHEREAS Mr. Ujjal thus became the owner of undivided 2/3rd share in the piece or parcel land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the District of 24-Parganas.

AND WHEREAS Rajib Roy died intestate leaving behind him his only wife Smt. Hashi Roy, and only daughter Anika Sen and his daughter in law Smt. Soma Roy and grand-daughter Smt. Rohini Roy as his legal heirs in respect of his undivided 1/3rd share in the aforesaid property.

AND WHEREAS Rahul Roy son of Late Rajib Roy died intestate leaving behind him his wife Smt. Soma Roy and only daughter Rohini Roy as his legal heirs in respect of his share in the aforesaid property.

AND WHEREAS Smt. Bani Roy, one of the Partner of U.R. Developers, died intestate leaving behind her only son Mr. Ujjal and Mr. Ujjal has join as Partner in the said firm by a Deed of Partnership.

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AND WHEREAS Mr. Ujjal, Smt. Hashi Roy, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen, the Owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, in the District of North 24-Parganas and duly recorded there names in the records of South Dum Dum Municipality, being Holding No. 18, Tilak Chowdhury Lane.

AND WHEREAS by a Development Agreement dated 27.09.2016 registered at Additional Dist Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-2016, Pages 279332 to 279373, Being No. 150607674 for the year 2016, Mr. Ujjal, Smt. Hashi Roy, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen described therein as the entered into an Agreement with **U.R. DEVELOPERS** for G+3 Storied building in respect of land measuring an area **03 Cottah 05 Chittaks 02 sq.ft.** more or less with One Storied Building measuring an area **1000 Sq.ft. more or less** comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, and according to the settlement records of rights finally published the plot is comprised at Parganas – Panchanna Gram, J.L. No. 22, R.S. No. 11 (G.D. I), in the District of North 24- Parganas, on the terms and conditions set forth therein.

AND WHEREAS in terms of the Development Agreement, and Power of Attorney, the Developer has started construction of a multi storied building at Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, as per Site Plan No. 304 dated 24.10.2016 and Sanction Building Plan No. 753 dated 17.02.2017 of the said Municipality in the District of North 24- Parganas.

AND WHEREAS by virtue of aforesaid Agreement the Developer has full and absolute power of entering into negotiation of the said of the constructed flat or flats in the multi-storied

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building to be constructed in the schedule land mentioned in scheduled property, including the proportionate share of land except the owner's allocation.

AND WHEREAS Smt. Hashi Roy died intestate on 17.12.2018 leaving behind her only daughter Smt. Anika Sen as her legal heir in respect of her share in the aforesaid property.

AND WHEREAS upon the death of Smt. Hashi Roy, the legal heir and representative named hereinabove became right, title, interest of her share the aforesaid land by virtue of succession to which Smt. Hashi Roy, was governed at the time of her death.

AND WHEREAS Mr. Ujjal, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen are thus the absolute joint owners of the aforesaid property.

AND WHEREAS by a Supplementary Development Agreement dated 30.05.2019 registered at Additional Dist Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 1506-2019, Pages 212542 to 212567, Being No. 150604436 for the year 2019, Mr. Ujjal, Smt. Soma Roy, Smt. Rohini Roy, Smt. Anika Sen described therein as the entered into an Agreement with **U.R. DEVELOPERS** for G+3 Storied building in respect of land measuring an area **03 Cottah 05 Chittaks 02 sq.ft.** more or less with One Storied Building measuring an area **1000 Sq.ft. more or less** comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, within the limit of South Dum Dum Municipality, and according to the settlement records of rights finally published the plot is comprised at Parganas – Panchanna Gram, J.L. No. 22, R.S. No. 11 (G.D. I), in the District of North 24- Parganas, on the terms and conditions set forth therein.

AND WHEREAS the Developer has decided to sale the flats of the building as well as proportionate shares of the land to the Purchasers.

AND WHEREAS Developer framed the terms and conditions for allotments for sale of the flats as well as the space for common use in the building.

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AND WHEREAS the Developer invited offers from intending Purchasers of the flats along with the proportionate share of land of the First schedule property.

AND WHEREAS the Purchasers have approached the Developer for selling the flats from the Developer's Allocation of the building along with proportionate share of land of the First Schedule property in the Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, in the District of North-24-Parganas.

AND WHEREAS the Vendors and Developer have agreed to sell and the Purchasers have agreed to purchase the **Residential Flat No.** (..... **side**) on the Floor from the Developers Allocation, measuring **Carpet area** **Sq.ft;** **Chargeable area** **more or less and ONE GARAGE No.** on the **GROUND** Floor measuring **Carpet area** **Sq.ft. more or less** with undivided proportionate share or interest of land and common areas and facilities free from all encumbrance, charges, liens, lispendences, attachments, acquisitions and requisitions and all other liabilities whatsoever at or the price of **Rs.**/- (Rupees only) more fully and particularly described in the Second schedule hereunder written. Be it noted that the cost of Flat is **Rs.**/- and cost of Garage Cost is **Rs.**/-.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO ON THE FOLLOWING TERMS AND CONDITIONS: -

1. The Vendors and Developer have agreed to sell and the Purchasers have agreed to purchase the **Residential Flat No.** (..... **side**) on the Floor from the Developers Allocation, measuring **Carpet area** **Sq.ft;** **Chargeable area** **more or less and ONE GARAGE No.** on the **GROUND** Floor measuring **Carpet area** **Sq.ft. more or less** with undivided proportionate share or interest of land, lift and common areas and facilities free from all encumbrance, charges, liens, lispendences, attachments, acquisitions and requisitions and all other liabilities whatsoever more fully and particularly described in the Second

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schedule hereunder written for the price of Rs./- (Rupees only) and the Purchasers have paid Rs...../- (Rupees only) only by way of earnest money (the receipt whereof the Vendors and developer hereby admit and acknowledge).

2. It is agreed by and between the Purchasers and the Vendors and developer that the cost of construction of the said Flat and the common parts and cost of the land amounting to of Rs./- (Rupees only) only payable by the Purchasers to the developer shall be paid as follows: -

- a) Rs./- on execution of this Agreement.
- b) Rs./- will be paid on completion of First Slab Casting.
- c) Rs./- will be paid on completion of Second Slab Casting.
- d) Rs./- will be paid on completion of Third Slab Casting.
- e) Rs./- will be paid on completion of Fourth Slab Casting.
- f) Rs./- will be paid on completion of Second floor Brick Work.
- g) Rs./- will be paid on completion of the flat inside outside plaster.
- h) Rs./- will be paid on completion of Sanitary and Plumbing Work of the said flat.
- i) Balance at the time of possession or registration whichever is earlier.

The Purchasers will be bound to pay extra the G.S.T. as applicable to the authority in respect of their flat price.

The Purchasers will also pay the extra amount for the extra work.

If the Purchasers fails to pay the amount as per schedule then the Purchasers agrees to the following penalty and cancellation :-

- a) The Purchasers shall pay 2% per month to the Developer on the un paid amount.
- b) If Purchasers fails to make payment as per schedule for the Second Time or longer in that case Developer shall give ONE month notice to the Purchasers to cure the

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payment the default and still if the Purchasers fails to make payment of full outstanding then Purchasers agrees that the Developer shall have the sole right to cancel this Agreement by simple information to Purchasers and deduct 10% of the paid amount and return the balance to the Purchasers.

- c) In such case of payment default and cancellation of this agreement and after returning the money to the Purchasers the Developer shall be free from all encumbrances to sale the same flat to the different buyer at his own terms and conditions and Purchasers shall have no objection towards the same.

If the Developer fails to complete the construction or failed to deliver possession of the flat to the Purchasers, within the stipulated period other than force measure and the unavoidable circumstances the Developer will refund the entire amount with Bank interest to the Purchasers (subject to a maximum interest of 2% p.m.).

3. Simultaneously with the execution of this agreement the Vendors shall deliver to the Purchasers or their advocate against proper receipt all title deeds and other papers relating to the said premises and shall further agree to answer all requisition of title to be made by the Purchasers Advocate.

4. The construction of the said flat shall be completed by the developer within
20..... depending on available materials and the developer will deliver possession to the Purchasers by the said stipulated date, unless same force measure or pandemic or lockdown situations may arise.

5. The Purchasers shall cause a proper search of the said land after the execution of this instrument and if a good marketable title have been to be made out and the said land is found to be free from all encumbrances and attachments and other claims and is not affected by any notice or scheme or acquisitions or requisitions, the Vendors and developer on full payment of the purchase money shall register the Deed of Conveyance in respect of the flat with undivided proportionate share in the said land in favour of the Purchasers or their nominee or nominees as may be

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specified, in which case the Vendors shall cause joinder or such other person/s specified as nominees, if necessary, to pass and convey absolute title of the said land unto the Purchasers.

6. The question of any defect or deficiency of title of the Vendors over the said flat/land does not arise, but nevertheless in the event of any defect or deficiency in title, if at all, being found, the Vendors herein shall forthwith take all necessary steps to cure and/or rectify such defect at their own cost.

7. The Vendors are hereby legally bound to transfer the undivided proportionate share/ interest in the said land and the Developer is legally bound to transfer the flat completely and absolutely to the Purchasers on fulfillment of all obligations and the failure on the part of the Vendors and Developer to fulfill their part of the obligations to the Purchasers will be at liberty to enforce specific performance of agreement by instituting legal proceedings or at their option may sue for recovery of purchase price with interest and cost from the date of cancellation.

8. In the event of the title being found good and marketable if the Purchasers fails to fulfill their obligations under this agreement, after giving one month notice to the Purchasers to fulfill their obligation. If the Purchasers still fails to fulfill the same the Vendors and the developer shall have liberty to The Purchasers shall pay 2% per month to the Developer on the un paid amount. If Purchasers fails to make payment as per schedule for the Second Time or longer in that case Developer shall give ONE month notice to the Purchasers to cure the payment the default and still if the Purchasers fails to make payment of full outstanding then Purchasers agrees that the Developer shall have the sole right to cancel this Agreement by simple information to Purchasers and deduct 10% of the paid amount and return the balance to the Purchasers. In such case of payment default and cancellation of this agreement and after returning the money to the Purchasers the Developer shall be free from all encumbrances to sale the same flat to the different buyer at his own terms and conditions and Purchasers shall have no objection towards the same.

9. The costs for registration, searching and legal expenses stamp duties and other incidental charges shall be borne by the Purchasers herein.

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10. The Purchasers shall not under any circumstances, make construction or alteration or be permitted to make construction or alterations on the verandah/balconies/elevation and shall also not be allowed to interfere with and alter the exterior decorations and external colour of the premises. Further no internal wall or structures shall be permitted to be interfered with by or structure shall be permitted to be interfered with by any constructions and alterations thereon by the Purchasers or their representatives after the possession of the flat is taken by the Purchaser/Purchasers.

11. So long as each flat of the building shall not be separately assessed, the Purchasers shall pay the proportionate share of such taxes etc.

12. The Purchasers shall not use flat in such manner, which may or is likely to cause nuisance or annoyance to the occupation of others, nor shall use the same for any illegal or immoral purpose.

13. The Purchasers shall not throw or accumulate any dirt, rubbish, rages or other refuses. They shall have to accumulate the refuses in special receptacles for the common use of the flat owners.

14. The cost of maintenance, replacing, repairing, whitewashing, painting and decorating the main structure of the said building the exterior thereof and in particular the common portions of the roof, terraces, landing and structure of the building rain water pipes water tanks, motor pumps, tube well, gas pipes and electrical wire, sewerage drain and equipments in under or upon the building enjoyed or used in common by the Purchasers and occupiers of the building shall be borne jointly by them only from and after the date of handing over of the completion certificate of proposed building to the owners forum/association/body.

15. The cost of cleaning, lighting and maintenance of staircase and other parts of the building as enjoyed in common by the Purchaser/Purchasers and occupiers thereof will be jointly borne by them proportionately only from and after the date of handing over of the completion certificate of proposed building to the owners forum/association/body.

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16. The salaries of durwans, if any, electricians, sweepers etc. shall be borne proportionately by the Purchasers and occupiers of the building only from and after the date of handing over of the completion certificate of proposed building to the owners forum/association/body.

17. The cost of repairs, replacements and maintenance of lights and other plumbing work including all other service charges of services rendered in common to all other occupiers, shall also be borne by the Purchasers and the occupier or occupiers proportionately only from and after the date of handing over of the completion certificate of proposed building to the owners forum/association/body.

18. Save and except particulars **Residential Flat No.** (..... side) on the Floor from the Developers Allocation, measuring **Carpet area** **Sq.ft;** **Chargeable area**..... **more or less and ONE GARAGE No.** on the **GROUND** Floor measuring **Carpet area** **Sq.ft. more or less** of the said building hereby agreed to be constructed by the Developer, the Purchasers shall have right of use with other flat owners in respect of all open spaces, lobbies staircase, terraces, roof of the premises to be constructed.

19. So long as each flat of the building shall not be separately assessed for the taxes, the Purchasers shall pay to the developer a proportionate share of the Municipal taxes and other taxes and such proportionate tax shall made by the developer on the basis of the area acquired by the Purchasers and the same shall be conclusive final and binding.

20. The Purchasers and other owners/occupiers of the said building shall form society, association or company or maintain the said building and common areas of the said building and shall abide by all laws, bye laws, rules, and regulations of such society or Association.

21. The Purchasers shall not keep or store in the flat any inflammable, combustible or any offensive articles, which shall be or constitute any nuisance or annoyance to the occupiers of the other flat/shops of the said building.

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22. The developer shall provide water lines for supply of water; electrical lines and points etc. and cost of electrical power to the said flat shall be borne by the Purchasers. The Purchasers will install the electric meter at their own cost. The developer will render assistance for the same.

23. The Vendors, developer and the Purchasers hereby agree and undertake from time to time and all time to sign and execute application for registration of the documents necessary and shall duly fill in, sign and return within one week by the developer to the Purchasers. The Purchasers shall not let, sell, transfer, convey, mortgage charges of the said flat nor shall assign under let or part with the possession interest under of the benefits of this agreement or any part thereof till all dues of whatsoever nature owing by the Purchasers to the developer are fully paid.

24. The Purchasers has satisfied themselves that they have already inspected the sanctioned plan in connection with the Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station- Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, in the District of North-24-Parganas, and approved the said plan/design/ specification.

25. Until individual meter is installed, the Purchasers will pay the unit consumed by them at an average rate which will be reflected in the sub meter.

26. That in case of any additional work will be done by the Purchasers at their flat, the developer will complete the said work and the Purchasers will bear the additional cost.

27. All draft for registration will be made by the developer's Advocate **MR. ARUN KUMAR BHOUMIK** and the Purchasers will bear the cost of stamp duty, registration fee and incidental charges.

28. The Developer will be entitled to raise further storied, if the Authority Sanction, in such case the Purchaser/Purchasers will not be entitled to raise any objection for the same.

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SCHEDULE OF THE PROPERTY

ALL THAT the piece or parcel or land measuring an area 03 Cottah 05 Chittaks 02 sq.ft. more or less with One Storied Building measuring an area 1000 Sq.ft. more or less comprised in Dag No. 615 under Khatian No. 727 at Mouza – Purba Sinthee, Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station - Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, Addl. District Sub-Registration Office Cossipore Dum Dum, and according to the settlement records of rights finally published the plot is comprised at Parganas – Panchanna Gram, J.L. No. 22, R.S. No. 11 (G.D. I), in the District of North 24-Parganas, The floor of the building is finished by Cemented.

The property is butted and bounded as follows :-

ON THE NORTH	:	House of Sri Kanchan Bandopadhaya
ON THE SOUTH	:	8' ft. common passage thereafter Municipal Drain
ON THE EAST	:	Municipal Drain thereafter Tilak Chowdhury Lane.
ON THE WEST	:	16'ft wide M.C. Garden Road.

SECOND SCHEDULE OF THE PROPERTY

ALL THAT Residential Flat No. (..... side) on the
Floor from the Developers Allocation, measuring Carpet area Sq.ft; Chargeable

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area more or less and consisting of Bed Rooms, ONE Drawing-cum-dining space, ONE Kitchen, Toilet, Veranda and ONE GARAGE No. on the GROUND Floor measuring Carpet area Sq.ft. more or less with undivided proportionate share of land, lift and common areas and facilities connected herewith at Holding No. 18, Tilak Chowdhury Lane, Premises No. 38/13, M.C. Garden Road, Police Station-Dum Dum, Kolkata – 700 030, within the limit of South Dum Dum Municipality, in the District of North-24-Parganas.

THIRD SCHEDULE ABOVE REFERRED TO

(Schedule of common portions)

1. Top Roof, Lift and Staircase on all the floors of the said multi storied building.
2. Common landings, Common passage including main entrance leading to the ground floor.
3. Water pump, water tank overhead tank and water supply line.
4. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
5. Drainages, sewerage, septic tank and all pipes and other installations for the same.
6. Meter room.
7. Boundary walls and main gate.
8. Such other common parts areas equipments installations fittings fixtures and spaces in or about the said land, the premises and the building as are necessary for passage and/or use of the unit in common by the co-owners pertaining to proportionate share it terms of sq.ft.

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IN WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1.


As constituted attorney of Mr. Ujjal, Mrs. Soma Roy, Mrs. Rohini Roy Mrs. Anika Sen.

SIGNATURE OF THE VENDORS

U.R. DEVELOPERS

Partner
U.R. DEVELOPERS

2.

U. R. DEVELOPERS

Partner

Partner

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

1) Paid by	Rs.	.00
2) Paid by		
	<u>Rs.</u>	<u>.00</u>
Total :	<u>Rs.</u>	<u>.00</u>

(Rupees only)

WITNESS :-

1.

U.R. DEVELOPERS

Partner
U.R. DEVELOPERS

2.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-


MR. ARUN KUMAR BHAUMIK (ADVOCATE)
Calcutta High Court Reg. No. 905/1983
63/21, Dum Dum Road, Surer Math,
P.O. Motijheel, Police Station – Dum Dum,
Kolkata – 74, Phone No. 9830038790.
e-mail ID – arun_bhoumik@yahoo.com

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Partner

SPECIFICATION

1. General : The Building shall be R.C.C. Framed structure as per Design of the Architect.
2. Floor Skirting & Dado :
 i) All rooms and Verandah and laid down with Vitrified Tiles floor and skirting of 4" height.
 ii) Kitchen will have Vitrified and Dado
 iii) In toilets anti skid tiles and dado of 7'-0" height Glazed tiles.
3. Kitchen :
 i) One Black Stone slab to be fitted for gas oven.
 ii) One steel Sink, Two tap in the kitchen.
 iii) One Exhaust fan space to be provided in the kitchen
4. Brick Wall : All exterior brick wall shall be 8", 5", & 3" thick.
5. Plaster : All the inside walls of the building to be finished by Putty.
6. Door & Window :
 i) Main Entrance Door :-
 a) Flush Door with lock (Mortise)
 b) Bathroom doors will be made of Flash Door.
 ii) Window – Aluminum Window.
7. White Wash & Colour Wash : The building shall be painted externally with Weather coat and inside of the building shall have Putty.

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8. Toilets : i) One Bath & One W.C.
a) Bath room walls to be fitted with 7' height tiles.
b) Geyser Point.
iv) One western type W.C.
9. Stair Case : i) Stair case room will be provided with aluminum window with grill & glaze panel.
ii) Window with glass fitting for light and ventilation as per design.
10. Roof : i) Roof treatment with neat cement finish will be provided over the roof slab
ii) 3'-0" height parapet wall will be provided all round the roof slab.
iii) Suitable P.V.C. rain water pipe for proper drainage of water from roof.
11. Electrical : i) Separate electrical meter will be provided at the flat owners cost.
ii) In case of Land owner one Separate electrical meter will be provided at the Developer cost.
iii) 02 nos. of light point, 01 fan point & 01 plug point in drawing & dining. 01 light point & 01 plug point in kitchen & toilet.
iv) Electrical wiring to be concealed wiring.
12. Water Connection : All water connection pipes to be fitted with PVC concealed pipes and concealed One loft to be placed in the proper place in the flat.
13. Dining : Wash Basin and one Tap to be fitted.

U. R. DEVELOPERS

Partner