

"LAND & BUILD DEVELOPERS", PAN: AAHFL6708M, a Partnership Firm, having its Office at 326, Ambagan Link Road, P. O.: Bengal Enamel, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743122, represented by its partners namely (1) **SRI GIRISH GHOSH**, PAN: AIMPG4491P, son of Late Gora Chand Ghosh, residing at 110, S. B. Road, Kalitala, P. O.: Ichapur-Nawabganj, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743144, (2) **SRI GAUTAM ADHIKARY**, PAN: AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P. O. Shyamnagar, P. S.: Jagatdal, Dist.: North 24 Parganas, PIN: 743127, (3) **SRI AVIJIT PAUL**, PAN: BVDPP5326B, son of Jiban Paul, residing at Ambagan Colony, P. O.: Bengal Enamel, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743122, (4) **SMT. PRIYANKA PAUL CHAKRABORTY**, PAN: BJSPC1111L, wife of Sri Avijit Paul, residing at Ambagan Colony, P. O.: Bengal Enamel, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743122, (5) **SMT. JOLLY ADHIKARY**, PAN: BEJPA5118P, wife of Sri Gautam Adhikary, residing at 46/1, Pirtala Road, P. O.: Shyamnagar, P. S.: Jagatdal, Dist.: North 24 Parganas, PIN: 743127, (6) **SRI DEBABRATA GHOSH**, PAN: AOTPG6587P, son of Late Gora Chand Ghosh, residing at 110, S. B. Road, Kalitala, P. O.: Ichapur-Nawabganj, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743144, all by faith: Hindu, by Nationality: Indian, by occupation: Business, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives, assigns etc.) of the **SECOND PART**.

P a g e 3 | 22

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this day of 20..... (Two Thousand).

B E T W E E N

1 | 22

A N D

....., PAN:, son of, by faith -, by Nationality: Indian, by occupation -, residing at Vill.:, P. O.:, P. S.:, Dist.:, PIN:, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS one Smt. Rita Roy, wife of Late Madan Mohan Roy purchased a plot of land measuring 4 (four) Cottahs, identified as Plot No.: "4", lying and situated at Mouza: Ichapur, J. L. No.: 3, Re. Su. No.: 89, Touzi No.: 617, comprised and contained in R. S. Dag No.: 6300/6860, under Maliki Khatian No.: 2057, R. S. Khatian No.: 2063, under P. S.: Noapara, Dist.: North 24 Parganas, from Hara Sankar Ghosh, son of Indra Kumar Ghosh, by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar, Barrackpore on 09.05.1962, written in Book No.: 1, Volume No.: 34, pages from 56 to 59, being No.: 2910 for the year 1962.

AND WHEREAS after purchasing the aforesaid property said Smt. Rita Roy mutated her name in the local North Barrackpore Municipality and also recorded her name in the L. R. Settlement Records in L. R. Khatian No.: 7180, L. R. Dag

4 | 22

ULTRA ENTERPRISE, represented by its Proprietor **SRI DIBAKAR SARKAR**, PAN: BAVPS7619P, son of Late Narayan Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 470, "B" Block, Anandamath, P.O.: Ichapur-Nawabganj, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743144, hereinafter called and referred to as **OWNER** (which expression shall unless repugnant to the context otherwise meaning be deemed to mean and include his legal heirs, successors, administrators and/or assign) the party of the **FIRST PART**.

The Vendor herein is represented by his Constituted Attorney (1) **SRI GIRISH GHOSH**, PAN: AIMPG4491P, son of Late Gora Chand Ghosh, residing at 110, S. B. Road, Kalitala, P. O.: Ichapur-Nawabganj, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743144, (2) **SRI GAUTAM ADHIKARY**, PAN: AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P. O.: Shyamnagar, P. S.: Jagatdal, Dist.: North 24 Parganas, PIN: 743127, both by faith: Hindu, by Nationality: Indian, by occupation: Business, by virtue of a registered Development Power of Attorney and the same was registered in the Office of A. D. S. R. Barrackpore on 11.07.2019, written in Book No.: 1, Volume No.: 1505-2019, pages from 94779 to 94802, being No.: 150503327 for the year 2019.

AND

LAND & BUILD DEVELOPERS

Girish Ghosh
Partners

P a g e 2 | 22

AND WHEREAS the Purchaser has now approached the Developer as well as the Power or Attorney holder including the owner above named for acquiring all that one residential Flat, being Flat No.:, situated on the Floor of the said building measuring about more or less Sq. ft. (including of: Sq. ft. garage area & 25% super buildup area) forming part of the Developer's allocation (more fully and particularly described in the Second Schedule hereunder written) together with proportionate share in the common parts and common facilities to be determined by the Developer at the time of making over possession of the said Unit/Flat and together with the proportionate share in the land comprised in the said premises and attributable to the said unit/Flat (hereinafter collectively referred to as the SAID UNIT) for the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS: -**
- (i) **LAND OWNER** shall mean and include **ULTRA ENTERPRISE**, represented by its Proprietor **SRI DIBAKAR SARKAR** and its legal heirs, successors, executors and representatives.
- (ii) **PURCHASER** shall mean and include his legal heirs, executors and successors.
- (iii) **BUILDING** shall mean the entire newly constructed building in accordance with sanctioned building plan No.: 405 dated 20.03.2020 from the North Barrackpore Municipality on the land of the First Schedule.
- (iv) **FLAT / UNIT** shall mean ALL THAT shop/unit/apartment/ constructed space TOGETHERWITH the undivided proportionate share in the common parts and facilities, details and particulars regarding the said shop/unit /space are set out in the Second Schedule written hereunder.
- (v) **LAND** shall mean ALL THAT Bastu land measuring 4 (four) Cottahs more or less along with 2377 Sq. ft. two storied pucca building standing thereon, identified as Plot No.: "4", lying and situated at Mouza Ichapur, J. L. No.: 3, Re. Su. No.: 89, Touzi No.: 617, comprised and contained in R. S. Dag No.: 6300/6860, corresponding to L. R. Dag No.: 9561, under Maliki Khatian No.: 2057, R. S. Khatian No.: 2063, corresponding to L. R. Khatian No.: 22770, within the local limits of North Barrackpore Municipality at Ward No.: 11, Holding No.: 254 of Old Ambagan Link Road, under the jurisdiction of A. D. S. R. O. Barrackpore, P.S.: Noapara, Dist.: North 24 Parganas, which is more fully described in the First Schedule written hereunder.
- (vi) **UNDIVIDED SHARE** shall mean the undivided, un-demarcated, impartible and indivisible share or interest in the land attributable to the said Flat/Unit/Shop/garage/Space.

PAGE 7 | 22

No.: 9561, classification as Bastu and paid Municipal Taxes and Govt. rents regularly and punctually and built a two storied building over the said plot of land and occupied and enjoyed the same without any disturbances from any corner whatsoever.

AND WHEREAS said Smt. Rita Roy while so seized and possessed of the same she sold, transferred and conveyed the same to the present Vendor herein Ultra Enterprise, represented by its Proprietor Sri Dibakar Sarkar, by virtue of a registered Deed of Conveyance and the same was registered in the Office of A. D. S. R. Barrackpore on 08.08.2018, written in Book No.: 1, Volume No.: 1505-2018, pages from 106145 to 106166, being No.: 150503785 for the year 2018.

AND WHEREAS after purchasing the aforesaid property, the present Vendor herein recorded its name in the L. R. Settlement Records in L. R. Khatian No.: 22770, L. R. Dag No.: 9561, classification as Bastu and also mutated its name in the local North Barrackpore Municipality, at Ward No.: 11, Holding No.: 254 of Old Ambagan Link Road and paying Govt. rents and municipal taxes regularly and punctually and still occupying and enjoying the same without any disturbances from any corner whatsoever.

AND WHEREAS the aforesaid Vendor hereinabove decided to develop the said property by constructing a multi storied building by demolishing the existing structure through an efficient developer who has sufficient resources to do so: **AND WHEREAS** due to financial stringency and hardship the above named

PAGE 5 | 22

Vendor of the First Part is not in a position to develop the above mentioned and below First Schedule property by demolishing of the existing structure.

AND WHEREAS the Developer hereinabove LAND & BUILD DEVELOPERS has/have sufficient means and financial resources to construct the multi storied building over the said property and has/have agreed and accepted the proposal and offer of the owner in respect of such construction i.e. multi storied building over the said property.

AND WHEREAS the said Vendor herein have entered into an registered Development Agreement and the same was registered in the Office of A. D. S. R. Barrackpore on 11.07.2019, written in Book No.: 1, Volume No.: 1505-2019, pages from 94803 to 94855, being No.: 150503321 and also executed a registered Development Power of Attorney dated 11.07.2019, being 150503327 with the Developer for constructing a multi storied building on the said property.

AND WHEREAS the parties above named have prepared a plan for construction of a multi storied (G+3) building upon the said property and go sanctioning of the same from the North Barrackpore Municipality and the Developer have constructed the multi storied building consisting of various self-contained flats/ apartments / units constructed portions capable of being held and/or enjoyed independent of each other upon the said property as per sanctioned building plan vide No.: 405 dated 20.03.2020 from the North Barrackpore Municipality.

8 | 22

LAND & BUILD DEVELOPERS

Curish Ghosh
Partners

6 | 22

7. That the Purchaser shall have to bear all costs and expenses towards registration of the Unit through Developer's

8. That all costs for preparation (including the fees of Advocate) of Sale Deed, Stamp duty and registration fees of the said Deed of Conveyance shall be borne and paid by the Purchaser/s absolutely. The Purchaser shall within days from the date of demand, being made by the Sellers deposit with them and/or its Advocate the amount estimated by them towards the aforesaid.

9. If the Developer fails to deliver the possession of the Unit as per terms of this Agreement even after payment of all the installments the Purchaser shall have the right to take help of law to achieve their target and its full legal liabilities will be borne by the Developer.

10. That in case due to the Purchaser default, the sale is not completed and in such event this agreement shall at the option of the Sellers shall stand cancelled.

11. That nothing contained at present demises or transfer by the owner in favour of the Purchaser nor this Agreement shall be construed to be a transaction in the nature of the part performance within the meaning of Sec. 53-A of the T. P. Act such demise of transfer to take effect only after full payment of the consideration agreed to be paid by the Purchaser to the Developer and the Vendor.

12. That this Agreement is personal to the Purchaser and the Purchaser agrees not sell or transfer or assign this agreement or the benefit attached thereto without the consent in writing of the Developer.

13. That the Purchaser have agreed to pay extra charges if any extra work beyond the quantum and quality specified in the Brochure to be borne by the Developer at the request of the Purchaser.

14. So long the said unit shall not be separately assessed for Municipal taxes the Purchaser shall pay proportionate share of the municipal taxes, rents (both owners and occupier) surcharge if any, assessed on the said property and the building standing thereon.

15. The Purchaser hereby covenants with the Developer as follows:-

- (i) Not to create any interference or obstruction or impediment in the construction of the said building / flat by the Developer.
- (ii) Not to claim any right over the said premises or other parts of the building except the said flat and common areas.
- (iii) Not to do any act, deed or things whereby the Developer is prevented from selling assigning or disposing of any other portion in the said building of the said premises.
- (iv) Not to cause or make obstruction or interference with the free ingress and egress from the said building or the said premises.

(vii) COVERED AND BUILT UP AREA shall mean and include the built up area of each unit, internal walls, periphery walls, columns, beams, proportionate share in the common areas and part such as stair landings, common corridors, septic tanks, side space, open space etc.

(viii) COMMON PARTS AND FACILITIES shall mean common parts and facilities described in the Third schedule below.

(ix) COMMON EXPENSES shall mean the expenses for common purposes for enjoyment and maintenance of the building described in the Fourth Schedule.

(x) RESTRICTIONS shall mean various restrictions regarding the user/ holding of the said units as hereinafter stated.

(xi) SINKING FUND shall be the fund to be and/or contributed by each unit owners including the Purchaser herein towards sinking/ reserve fund which amount shall be held by the Developer as well as Power of Attorney holder on account of capital expenses after the building is completed and possession is made over and upon formation of the Society/Association the said amount on account of the sinking fund shall be transferred to such Association /Society.

NOW THIS AGREEMENT WITNESSETH THAT

1. The valuation of one residential flat, being Flat No.:, situated on the Floor of the said building measuring about more or less Sq. ft. super

built up area (including of: Sq. ft. common garage area & 25% super buildup area) of the proposed newly constructed building with the proportionate share of land more fully described in the Second Schedule with the common facilities as described in Third Schedule at a total consideration amount of Rs. (Rupees) only at the rate of Rs./- per Sq. ft.

2. That on this day of agreement the Purchaser have paid a sum of Rs./- (Rupees) only to the Developer as an earnest money by cash/cheque which more fully described in hereunder out of the total consideration amount of the Second Schedule property and the rest amount will be paid to the Developer from time to time before registration of Sale Deed preferable within (.....) months from the date of this Agreement, which is mentioned in the Sixth Schedule herein below.

3. That the property must be free from all encumbrances and there is no price escalation under any circumstances.

4. That the Sale and purchase and completion of construction of the Unit arc expected will be completed within months from this date of this agreement.

5. That the Developer undertake to complete the constructional works of the Unit as per approved specification within the Schedule period.

6. The Purchaser shall be entitled to transfer, sell, mortgage, lease or otherwise alienate the Unit he will purchase through registration after payment of full consideration amount.

LAND & BUILD DEVELOPERS
Carvish Ghew
Partners

21. It is clearly understood by and between the parties that the final measurement of the garage will be taken by jointly with the Developer's engineer and the Purchaser on or before the delivery of possession and if the area of the garage differ from the area already mentioned in this agreement in the event the total consideration price will be changed accordingly. The measurement of the Developer's Engineer will be final and binding upon the purchaser(s).
22. That the Purchaser shall pay proportionately the Municipal rates and taxes levies outgoings and impositions from the date of delivery of possession of the said garage and applicable GST will be charged by the Developer and the Purchaser(s) shall have to pay the same according to Govt. rate.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire land)

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs more or less along with multi (G+3) storied building standing thereon, identified as Plot No.: "4", lying and situated at Mouza Ichapur, J. L. No.: 3, Re. Su. No.: 89, Touzi No.: 617, comprised and contained in R. S. Dag No.: 6300/6860, corresponding to L. R. Dag No.: 9561, under Maliki Khatian No.: 2057, R. S. Khatian No.: 2063, corresponding to L. R. Khatian No.: 22770, within the local limits of North Barrackpore Municipality at Ward No.: 11, Holding No.: 254 of Old Ambagan

Page 15 | 22

Link Road, under the jurisdiction of A. D. S. R. O. Barrackpore, P. S.: Noapara. Dist.: North 24 Parganas. This property is butted and bounded by

- ON THE NORTH** : 6': 0" wide Common Passage.
- ON THE SOUTH** : 7': 7" wide Municipal Road.
- ON THE EAST** : 15': 6" wide Municipal Road thereafter
9': 6" wide Municipal Road.
- ON THE WEST** : Property of Basanti Sarkar and others.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat)

ALL THAT one self-residential Flat, being Flat No.:, situated in the Floor of the said building measuring **super built up area** Sq. ft. more or less (including of: Sq. ft. common garage area & 25% super buildup area). consisting of Bed rooms, Drawing-cum-Dining, Kitchen, Toilets and Balcony together with undivided impartible proportionate share or interest of the said land in the premises/ apartment by name as described in the First Schedule with the specification of work mentioned in the Third Schedule and the common facilities and amenities described in the Fourth Schedule and common maintenance mentioned in the Fifth Schedule herein below.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of construction for the flat/unit)

16 | 22

- (v) The Purchaser shall not create any obstruction or make any interference with the sale of any flat/shop/garage/space/car parking space/ garage to any person or persons.
- (vi) The Purchaser binds himself to pay regularly every month for payment of his share of Municipal Tax and other tax all-outgoing for the service, maintenance and management of the building from the date of taking possession of the flat.
- (vii) The Purchaser shall be a member of the Association of Apartment, which shall be, formed afterwards by all the Shop owners under the Provision of W. B. Apartment Owners Association Act, 1972.
- (viii) The Purchaser shall bear the Electric infrastructure charges (approx. Rs.) only and also bear the costs for maintenance and management of the building, the said amount will be handed over to the flat/Shop/garage owners Association after formation of the same.
- (ix) The Purchaser shall follow and obey the other terms and conditions as laid down in the Brochure.
17. That the Purchaser shall not any time demolish or cause to be demolished, damage or cause to be damaged the Unit or any part thereof which will weaken the main structure of the building or do any such thing without approval of Developer's Architects/Engineers.

Page 13 | 22

18. That after purchase the Purchaser shall at his own cost and expenses fix separate meter or meters for the purchased units for electricity etc. However the responsibility of installation of the main meter shall be borne by the Developer.
19. (i) That the Vendor is the absolute owner of the property as per Schedule "A" below and the same is free from all encumbrances.
- (ii) The Vendor along with the Developer have full right and authority to deal the said flat/shop/unit/space, garage, parking space in the said building to be constructed as also the proportionate share in the said land to the various Purchaser.
- (iii) The Developer shall make construction of the said flat with good materials and in accordance with the sanctioned plan of the Municipality.
- (iv) The developer shall deliver the possession of the said flat to the Purchaser within months from the date of this Agreement upon receiving the entire consideration money from the Purchaser and also execute and register the Deed of Conveyance in favour of the Purchaser at the cost of the Purchaser.
20. That being satisfied in all respect the Purchaser will purchase the Unit and after transfer the Developer/Vendor of the building shall have no liability or responsibility for the same.

Page 14 | 22

8. Boundary wall and main gates.
9. Top roof of the building and parapet walls, chilleh cottah.
10. Common space situated on the ground floor of the said building.
11. Common Two Wheeler Parking Space.

FIFTH SCHEDULE ABOVE REFERRED TO

(Repairing or Maintaining the common parts/area)

1. Cost of maintaining, repairing, redecorating etc. of the main structure and electric wires in under or upon the said building and enjoyed or used by the Purchaser or use by him in common as aforesaid the boundary walls of the building, compound etc.
2. Costs of cleaning and lighting the passages landings staircase and other parts of the building and enjoyed or used by the Purchaser in common as aforesaid.
3. Costs of decorating the exterior of the building.
4. Costs of salaries of the officers, clerks, bill collectors, securities, sweepers, gate keepers, electricians and other persons employed in connection with the affairs of the said land and building.
5. Municipal and other taxes and outgoings.

19 | 22

6. Insurance of the building for earth-quake, fire mob damage and civil commotions.
7. Such other expenses as are deemed by the Association of the flat owners (if formed and management taken over by it) as the case may be necessary or incidental for the maintenance and upkeep of and concerned with the building.

THE SIXTH SCHEDULE REFERRED TO ABOVE

(PAYMENT SCHEDULE)

- a) Up to 25% of the consideration amount at the time of sale agreement or at the time of excavation of earth for foundation job, whichever in earlier (***) depends on loan amount).
- b) Another 25% or a total of 50% of the consideration amount (after deduction of paid amount/sum in clause (a) of payment schedule at the time of roof casting of the booked space.
- c) Another 25% of the consideration amount at the time of brick work and plaster done of the booked space.
- d) Another 15% of the consideration amount at the time of tiles laying at floor and wall of the booked space.
- e) Rest amount at the time of execution of deed of conveyance or taking physical possession with the concerned letter of the booked space, whichever is earlier.

LAND & BUILD DEVELOPERS
Curish Kumar
Partners

20 | 22

FOUNDATION : Rain forced cement concrete footing.

STRUCTURE : R. C. C. frame structure.

FLOOR : Entirely finished with Floor Tiles/Marble.

WALL : Finish with Putty.

TOILET & W. C. : One Indian/Commode type with

P. V. C. Cistern, 1 Mixture for each flat.

Toilet Wall: 70 inches high glazed tiles.

Toilet Floor: Anti-skate Floor Tiles/Marble.

KITCHEN : Cooking platform: Black Stone,

Steel Sink & Two nos. tap for water line,

Up to 2'-6" above the Cooking platform level glazed tiles,

DINING ROOM : One wash Basin.

BALCONY : covered with 3 ft. high grill from the floor level.

DOOR : Main door will be laminated flush door and other doors will be flush doors and the toilet will be synthetic door.

WINDOW : Aluminum sliding window with M. S. grill.

ELECTRICALS : Electric point:

(i) 29 nos. points in 3BHK Flat,

(ii) 25 nos. points in 2BHK Flat,

(iii) 20 nos. points in 1BHK Flat,

Concealed wiring with Heavy duty copper wire fitting-fixing.

Be it mentioned here that if the Purchaser wants to extra fittings other than specification on that event he will pay extra amount as per discussion and demand by the Developer.

FOURTH SCHEDULE ABOVE REFERRED TO

(Common Areas/Parts)

1. Staircase on all the floors.
2. Staircase landing on all the floors.
3. Common passage on the ground floor between inside of the building and common walls.
4. Water pump, Overhead reservoir, water pipes and common plumbing installation, underground reservoir.
5. Electrical wiring and fittings excluding those are installed for any particular unit.
6. Drainage and Sewerage.
7. Pump Space.

18 | 22

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

Witnesses:

1.

(As Constituted Attorney for and on Behalf of:
Ultra Enterprise, represented by its
Proprietor: Sri Dibakar Sarkar)

2.

Signature of the Land Owner

Signature of the Vendor

Signature of the Purchaser

(Read and satisfied of the Agreement for sale)

Page 21 | 22

MEMO OF CONSIDERATION

RECEIVED from within mentioned Purchaser the within mentioned a sum of Rs. (Rupees) only as Earnest money and part payment of consideration as per memo below:

Date **Cheque/Cash/Trfr.** **Bank** **Branch** **Amount**

6,07,500/-

(Rupees) only.

Witnesses: -

1.

2.

Signature of the Developers

Read and explained by:
Drafted & Prepared by:-
(Swapan Kumar Ghosh)
Advocate, Barrackpore Court.

Typed by: -
(Jyoti Sanka Mondal)

LAND & BUILD DEVELOPERS
Swapan Kumar Ghosh
Partners

Page 22 | 22

Land & Build Dvelopers

346, Link Road, Ambagan

Promoter &
Developer

Palta, North 24-Pargnas
PIN: 743122, W.B., India

Ref. No.: PL/.....

Date:/...../.....

Possession Letter

In pursuance of the provision vide latest money receipt dated:/...../....., we, (1) Sri Girish Ghosh, son of Late Gora Chand Ghosh, residing at 110, S. B. Road, Kalitala, P.O.: Ichapore - Nawabganj, P.S.: Noapara, Dist.: North 24 Parganas, Pin: 743144, (2) Sri Gautam Adhikary, Son of Sri Kanailal Adhikary, residing at 46/1, Pirtala Road, P.O.: Shyamnagar, P.S.: Jagaddal, Dist.: North 24 Parganas, Pin: 743127, (3) Sri Avijit Paul, son of Jiban Paul, residing at Ambagan Colony, P. O.: Bengal Enamel, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743122, (4) Smt. Priyanka Paul Chakraborty, wife of Sri Avijit Paul, residing at Ambagan Colony, P. O.: Bengal Enamel, P. S.: Noapara, Dist.: North 24 Parganas, PIN: 743122 (5) Sri Jolly Adhikary, Wife of Sri Sri Gautam Adhikary, residing at 46/1, Pirtala Road, P.O.: Shyamnagar, P.S.: Jagaddal, Dist.: North 24 Parganas, Pin: 743127 and (6) Sri Debabrata Ghosh, son of Late Gora Chand Ghosh, residing at 110, S. B. Road, Kalitala, P.O.: Ichapore - Nawabganj, P.S.: Noapara, Dist.: North 24 Parganas, Pin: 743144 all the partners of **Land & Build Dvelopers**, a Partnership Firm, having its office at 346, Link Road, Ambagan, Bengal – Enamel, Palta, North 24 Parganas, PIN: 743122 do hereby transfer and handover the physical possession of the Residential Flat, identified by Flat No. ".....", measuring more or less sq. ft. including super buildup area, located at Floor of the premises namely "AISHANI" TOGETHERWITH undivided proportionate share of interest in land including common area, water reservoir, septic tank, drain and other amenities attached to the said building, lying and situated at Mouza – Ichapore, J. L. No.: 3, Re. Su. No.: 89, Touzi No.: 617 of the collector of North 24 Parganas, comprise and contained in R. S. Dag No.: 6300/6860, under Maliki Khatian No.: 2057, R. S. Khatian No.: 2063, within the jurisdiction of North Barrackpore Municipality under ward No.: 11, holding No.: 254, of Link Road, Ghatla, under P.S.: Noapara, Dist.: North 24 Parganas to Sri son of, residing at, P.O., P.S., Dist. –, Pin – on/...../.....

LAND & BUILD DEVELOPERS

Girish Ghosh

Partners

Signature of the Developer

ACKNOWLEDGEMENT

I, Sri son of, residing at, P.O., P.S., Dist. –, Pin – on/...../....., have taken physical possession of the concerned Flat (.....) from the aforesaid developer with my full satisfaction from this very date.

Signature of the Party