

DRAFT COPY OF
AGREEMENT FOR SALE

Madhuban Galaxia

This **AGREEMENT FOR SALE** is made on this Day of Two thousand Eighteen (2018).

Between

M/S "KRISHNA INFRACON" (PAN-AAPFK5261J), a partnership firm having its office at Lohia Garden, Naity Road, P.O. Barabahera, (PIN-712246), P.S. Uttarpara, District - Hooghly W.B., represented by its one Partner namely **SRI. SUKDEB BISWAS** (PAN-AITPB7256L), son of Late Akul Chandra Biswas represented as constituted attorney by way of the registered Development Agreement & Power of Attorney dated 10th April, 2018 which was registered with the office of the Add. Dist. Sub-Registrar, Uttarpara, Hooghly, and the same was recorded in Book No. 1. CD Volume No. 0621-2018, Page from 35946 to 35972 Being Deed No. 062101210 for the year 2018 and as per Partnership Deed of the Firm, hereinafter called and referred to as the **VENDOR/DEVELOPER** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective successors, administrators and permitted assigns) of the **FIRST PART**.

A N D

..... (PAN-.....), S/W of by occupation-, by nationality – Indian, by faith Hindu, residing at, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

A N D

(1) **SRI SUKDEB BISWAS**, (PAN-AITPB7256L) son of Late Akul Chandra Biswas, (2) **SMT. NANDITA BISWAS**, (PAN-AOSPB4034R) wife of Sri Sukdeb Biswas, both are by nationality Indian, by faith Hindu, by profession-business and residents of Madhuban Apartment-1, Flat No.T-1, 6/1, Samabaya Path, P.O. Nabagram (Pin - 712246) P.S. Uttarpara, District – Hooghly W.B. (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective successors, administrators and permitted assigns) hereinafter called and referred to as the **OWNERS/CONFIRMING PARTY** and in terms of Development agreement the owners hereby authorize and empower **"KRISHNA INFRACON"** (PAN-AAPFK5261J), a partnership firm having its office at Lohia Garden, Naity Road, P.O. Barabahera, (PIN-712246), P.S. Uttarpara, District - Hooghly W.B., represented by its one Partner namely **SRI. SUKDEB BISWAS** (PAN-

AITPB7256L), son of Sri Akul Chandra Biswas by way of the registered Development Agreement & Power of Attorney dated 10th April, 2018 which was registered with the office of the Add. Dist. Sub-Registrar, Uttarpara, Hooghly, and the same was recorded in Book No. 1, CD Volume No. 0621-2018, Page from 35946 to 35972 Being Deed No. 062101210 for the year 2018 and as per Partnership Deed, of the **THIRD PART**.

AND WHEREAS the schedule- "A" mentioned properties originally belonged to "The Nabagram Co-Operative Colony Ltd." and the said "The Nabagram Co-Operative Colony Ltd." was the absolute owner and possessing the same. The said Nabagram Co-Operative Colony Ltd after taking a Board resolution sold out the entire property through a registered Sale Deed in favour of one Suresh Chandra Bandyopadhyay, son of Late Lalit Mohan Bandyopadhyay on 24.07.1952 before the Sub-Registrar, Serampore, District- Hooghly by virtue of Sale Deed no. 4532 Book no. 1, volume no. 58, pages from 229 to 232 and the said Suresh Chandra Bandyopadhyay, who had been possessing and enjoying the said property by paying relevant rent and taxes to the appropriate authorities and recorded his name in C.S.R.O.R., R.S.R.O.R and L.R.R.O.R. and during the absolute possession the said Suresh Chandra Bandyopadhyay died on 16.12.1989 leaving behind nine legal heirs.

AND WHEREAS after demise of the said Suresh Chandra Bandyopadhyay, the schedule-"A" property had been inherited by his nine legal heirs (1) Smt. Taru Bala Banerjee (Wife) (2) Jagadish Chandra Bandyopadhyay (Son) (3) Sailesh Bandyopadhyay (Son) (4) **Biman Banerjee (Son)** (5) Subhash Chandra Banerjee (Son) (6) Smt. Nilima Mukherjee (Daughter) (7) Smt. Uma Bandyopadhyay (Daughter) (8) Smt. Pratima Ganguly (Daughter) (9) Smt. Swapna Ghatak Choudhury (Daughter). As per Hindu Law the above mentioned nine legal heirs jointly enjoying and possessing the A-schedule property. The said Taru Bala Banerjee wife of Late Suresh Chandra Bandyopadhyay died on 18.12.1999 leaving behind her four sons and four daughter mentioned above and they are jointly enjoying and possessing the A-schedule property. The said Subhash Chandra Banerjee, son of Late Suresh Chandra Bandyopadhyay died on 12.02.2003 leaving behind his three legal heirs (a) Smt. Dipti Banerjee (Wife), (b) Sri Debasish Banerjee (son), (c) Smt. Ipsita Mookerjee (Daughter). Again the said Dipti Banerjee, wife of Lt. Subhash Chandra Banerjee died on 26.08.2005. After demise of both Subhash Chandra Banerjee and Dipti Banerjee their only two legal heirs i.e. Sri Debasish Banerjee (son), (c) Smt. Ipsita Mookerjee (Daughter) and they are jointly enjoying property. The said Biman Banerjee son of Late Suresh Chandra Bandyopadhyay died on 16.03.2016 leaving behind his only one legal heir namely Sri Sourav Banerjee. During the life time of Biman Banerjee a Divorce Suit being no. 542 of 1999 was filed before the District Judge, Hooghly by his wife and ultimately that was decreed on contest. After demise of Biman Banerjee his only legal heir i.e. Son is jointly enjoying the A-schedule property.

AND WHEREAS entire A-schedule joint property belongs to nine legal heirs i.e (1) Sri Jagadish Chandra Bandyopadhyay @ Jagadish Chandra Banerjee (Son) 1/8th sh. (2) Sri Sailesh Bandyopadhyay (Son) 1/8th sh. (3) Smt. Nilima Mukherjee (Daughter) 1/8th sh. (4) Smt. Uma

Bandyopadhyay @ Uma Banerjee (Daughter) 1/8th sh. (5) Smt. Pratima Ganguly (Daughter) 1/8th sh. (6) Smt. Swapna Ghatak Choudhury 1/8th sh. (7) Sri Sourav Banerjee (Grand son) 1/8th sh. (8) Sri Debasish Banerjee (Grand son) 1/16th sh. (9) Smt. Ipsita Mookerjee (Grand daughter) 1/16th sh. The said nine legal heirs they are jointly enjoying and possessing the entire A-schedule property and mutated their name before the competent authority by paying taxes.

WHEREAS the owners mentioned herein above purchased the "A" schedule mentioned property by virtue of two separate registered deeds of Conveyance i.e. (i) land measuring about 7 cottah 0 chittack 0 sq. ft. in C.S. Dag no. 551, C.S. Khatian no. 611 appertaining of R.S. Dag No. 551/942, R.S. Khatian No.662, corresponding to L.R. Dag No.672, L. R. Khatian No. 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892 & 4893 Mouza – Bara Bahera, Nabagram, P.S.-Uttarpara, Hooghly, J.L. No.5 by virtue of Sale **Deed No. 2938** for the year 2017, registered at A.D.S.R. Office Uttarpara, Hooghly, dated 25.08.2017 in Book no. 1, Volume no. 1, pages from 77139 to 77188 in favour of **Sri Sukdeb Biswas** (ii) land measuring about 7 cottah 1 chittack 0 sq. ft. in C.S. Dag no. 551, C.S. Khatian no. 611 appertaining of R.S. Dag No. 551/942, R.S. Khatian No.662, corresponding to L.R. Dag No.672, L. R. Khatian No. 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892 & 4893 Mouza – Bara Bahera, Nabagram, P.S.-Uttarpara, Hooghly, J.L. No.5 by virtue of Sale **Deed No. 2937** for the year 2017, registered at A.D.S.R. Office Uttarpara, Hooghly, dated 25.08.2017 in Book no. 1, Volume no. 1, pages from 77431 to 77480 in favour of **Sri Nandita Biswas**. And above mentioned all property purchased from (1) Sri Jagadish Chandra Bandyopadhyay @ Jagadish Chandra Banerjee (Son) (2) Sri Sailesh Bandyopadhyay (Son) (3) Smt. Nilima Mukherjee (Daughter) (4) Smt. Uma Bandyopadhyay @ Uma Banerjee (Daughter) (5) Smt. Pratima Ganguly (Daughter) (6) Smt. Swapna Ghatak Choudhury (7) Sri Sourav Banerjee (Grand son) (8) Sri Debasish Banerjee (Grand son) (9) Smt. Ipsita Mookerjee (grand daughter) and thus by virtue of aforesaid two registered deeds of Conveyance, the owners mentioned herein above became the absolute owners of the total landed property measuring about 14 Cottah 1 Chittack 00 sq.ft. i.e. the 'A' Schedule mentioned property and since then the owners herein above have been possessing and enjoying the schedule 'A' mentioned property by paying rent and taxes to the appropriate authorities.

AND WHEREAS by virtue of aforesaid Deed of instrument (1) Sri Sukdeb Biswas (2) Smt. Nandita Biswas become the owners of the schedule "A" Property written hereunder and mutated their name in the assessment roll of Nabagram Gram Panchayat as well as L.R. Record of Rights & separate Khatian Being nos. 5567, & 5568 was published thereof and paid relevant Rent, Taxes and statutory imposition thereon.

AND WHEREAS the parties of the first part constituted a Partnership Firm, under the name and style **M/S "KRISHNA INFRACON"** having its office at Lohia Garden, Naity Road, P.O.-Barabahera, P.S.-Uttarpara, Dist-Hooghly, Pin-712246.

AND WHEREAS Sri Sukdeb Biswas is authorized to sign on behalf of the developing firm by virtue of the substituted clause being no. 14 (Participation) of amendment partnership deed dated 02. 05. 2016, and original Deed of Partnership dated 10th July, 2015 and by General Power of Attorney.

AND WHEREAS the developer herein formulated a scheme of construction of a multistoried building i.e. (G + 4) comprising several flats, garages, office & Shops over the "A" schedule property and has prepared a multistoried building plan over the 'A' schedule property and submitted the proposal seeking of sanction plan in the office of Nabagram Gram Panchayat, in terms of the registered Power of Attorney dated 10th April, 2018, in Book no. 1, volume no. 0621-2018, pages from 35946 to 35972, being Deed No. 062101210 for the year 2018 with the office of the Add. Dist. Sub-Registrar, Uttarpara, Hooghly, and the said authority allowed the said proposal seeking sanction plan and obtained the sanctioned building plan thereby allowing to construct (G+4), vide Nabagram Gram Panchayat Sanction sheet no. 1 & 2, dated 27.12.2017, within the jurisdiction of Nabagram Gram Panchayat, P.S.- Uttarpara, Dist-Hooghly.

AND WHEREAS the Developing Firm/Builder is developing the schedule mentioned land/premises for constructing residential Flats/Apartment, Shop and Garages thereon and permission has been obtained and developed and marketed in the name and style of "**MADHUBAN GALAXIA**" vide Sanction sheet No. 1 & 2, dated, 27.12.2017 and according to the said building plans for such construction, the Developer shall complete the particular **Flat** being no. in floor of **Block-...** herein called the said 'Building' namely "**MADHUBAN GALAXIA**" and particularly described in schedule 'C'.

AND WHEREAS the Developer has agreed to sell and the purchaser has agreed to purchase one **Flat** being No. measuring about sq. ft. super built up area (Covered area sq. ft.) in the floor, in the "**Block -**" being the **Floor titles**, be the same a title consisting of herein after called the said Flat more fully and particularly described in the schedule -'C' of the "**MADHUBAN GALAXIA**", is butted and bounded by on the Northern side- Southern side- East side - & West side-, which are more fully and particularly described in Schedule 'C' hereunder together with facility in the floor andof block-....., written under the heading "the said Unit".

AND WHEREAS the purchaser has agreed to purchase "the said unit" mentioned in the Schedule 'C' on a considerable price under the following terms and conditions and booked on by paying a token money by cheque.

NOW IT IS AGREED AND DECLARED AS FOLLOWS :-

1. TITLE AND PLAN :

That the title of the property herein agreed to be purchased by the purchaser, is free from all sorts of encumbrances. The purchaser has however satisfied herself about the plan and title of the said land of property of the Developer/Owners and agreed not to raise any objection with regard thereto. The

developer/owners shall be at liberty to make such changes in the plan as it deemed expedient with the approval of the architects and the competent authority.

2. AGENT :-

That the Developer/Owners have constructed the flats, shop and garages and will act as an agent of the Purchaser for the purpose of construction of the said *Flat* no. as fully mentioned in the Schedule 'C' below.

3. CONSIDERATION :

That the total consideration to be given by the purchaser to the Developer/Owners for the cost of proportionate share of land and cost of construction of "the said unit" shall be as per schedule 'D' below.

4. INSTALMENT AND PAYMENT :

That the purchaser will liable to pay the total consideration money to the Developer/Owners as per rules and regulations mentioned in Schedule 'E' below. It is pertinent to mention herein that the Developer/owners shall be entitled to collect cost of proportionate share of land and cost of construction from the purchaser. It is further mentioned that the payment schedule may be changed if both parties are mutually agree.

5. MANNER OF COMPLETION :

That the Developer/owners shall complete and make habitable the said unit as a decent and respectable unit in the manner mentioned in schedule 'F' hereto may be completed preferably within 24 month from this date and after completion of the project developer will apply for completion certificate before the competent authority and deliver the same immediately.

6. SALE AND CONSTRUCTION :

That the Developer/Owners shall convey to the purchaser the undivided share for the portion of the total construction mentioned as cost of proportionate, share of land in Schedule 'C' hereto within 24 months from the date of agreement. The proportion of the consideration shall and be deemed to be the consideration payable to the Developer/owners for having construction completed and made habitable the said unit and the common portions as the agent of the purchaser.

7. TERMS AND CONDITIONS ON SALE :-

- (a) That on completion of sale and/or construction in terms hereof the purchaser will become the absolute owners of the said unit, free from all encumbrances save the usual easements and conditions inherent in ownership of the flat and save as mentioned herein.
- (b) That the purchaser will have the every right to sell, transfer, mortgage, lease out and otherwise transfer the said unit and shall also has the right to use and enjoy the same and the rents, issues and profits thereof subject to the payment by the purchaser of all taxes and outgoings including maintenance charges in respect of the said unit and/or proportionately in respect of the premises with only such minimum reasonable restrictions as be deemed expedient for common purposes.

- (c) That the purchaser will not under any circumstances caused nuisance in the said unit and shall always be kept clean.
- (d) That the purchaser will be entitled to use and enjoy the common passage only to the extent required for ingress to and egress from the said units.
- e) The purchaser is liable to pay all taxes in accordance with law on/or after registration.
- f) The purchaser shall not be permitted to throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in any common portion of the building.
- g) The purchaser shall not be permitted to paint outer walls, common walls or portions of the building exclusive of the get up thereof, only they being entitled to paint inside the walls and portions of their specific units only in any colour of their choice.
- h) The purchaser shall not be permitted to encroach any common portion of the building, not to obstruct, jeopardizes the user there of, not to encumber any of such portion in any manner whatsoever.
- (i) That the purchaser shall not do any illegal, immoral work, which is contrary to the law of Land.
- j) The purchaser shall be permitted only to use the said unit i.e. (flat) exclusively for the purpose of residence.
- k) The purchaser will bear cost of all type of Electric meter and all type of Electric meter arrange by developer with the cost of Purchaser.
- l) The purchaser is entitled to garage only one cycle/motor cycle in the common cycle garage in ground floor of block-...

8. MANAGEMENT MAINTENANCE & COMMON ENJOYMENT :

As from the date of possession the purchasers covenant:-

- a) to co-operate with the owners in the management and maintenance of the premises and formation of the association.
- b) to observe the rules framed from time to time by the Owners Association including market committee for common purposes.
- c) to pay and bear the common and other expenses in respect of the said unit proportionately as decided by the Owners Association for the said unit wholly.
- d) to allow the Developer/owners and its workman to enter into the said unit for completion.
- e) to deposit the amount reasonably required by the owners/developer towards the purchaser's liability for the rates, taxes and other outgoings.
- f) to pay the electricity charges and other utilities consumed in or relating to the said unit.
- g) to use the said unit for the purpose they are constructed unless otherwise permitted by the Developer /owners.

9. ASSOCIATION :-

That the all type of owners shall before or as soon as possible after completion of the proposed buildings (i.e. all Block) cause to co-owners to form an association including a market committee for

common purpose. Accordingly, the co-owners shall be made proportionate share holders thereof. The purchaser shall bear and pay the proportionate cost of formation and expenses of the association.

10. EXTRAS :

That in addition to the said total consideration the purchaser shall also pay to the developer/owners its proportionate costs and charges for :-

- a) forming association for common purposes.
- b) the fees of advocate for the execution of this agreement and also for the conveyance deed, its execution, registration etc.
- c) cost of providing all type of electric meter in the said unit and building and increased costs of the owner due to any variation of extra work over that mentioned.
- d) the stamp fees, registration charges and miscellaneous expenses for all documents to be executed in pursuance hereof and the cost of registration. Deed Plan, will be borne by the purchasers.

11. ARBITRATION:-

That all disputes and differences by and between the parties hereto in any way relating to or connected with premises and/or building and/or this agreement and/or anything done in pursuance hereof shall be referred for Arbitration to such person as be appointed by the advocate to be adjudicated in accordance with the Arbitration and Conciliation Act, 1996 and modification thereof.

12. JURISDICTION :-

That only the court having jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this agreement.

13. If the purchaser shall not complete the transaction within the stipulated period mentioned in the schedule -E, then the Developer/owners have every right to cancel this agreement and the money which is already received against the said unit, shall be refunded after 10% deduction upon total purchase consideration amount i.e upon total cost of the said Flat and repaid to the purchasers subject to the said flat is booked further by any third party, then the refundable amount will be returned by the Developer/ owners.

14. That the Developer/Owners are liable for any dues in respect of Govt. or Panchayat taxes etc. till the final registration. After the transfer, the purchaser will liable to pay all the rents, taxes etc in accordance with law and the land owners/vendors shall have no responsibility thereof. The purchaser will bear all cost for registration.

15. That the Developer/owners shall have every right to construct a floor over the present top roof of the building (all Block) mentioned in the schedule 'B' hereunder, if the Nabagram Gram Panchayat or any other authority will sanction the building plan in future.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the entire property)

ALL THAT piece and parcel of Bastu land measuring 14 Cottahs 01 Chittack 00 Sq. ft. standing thereon a multistoried building i.e. 5 (five) storied Building lying at Mouza- Bara Bahera, J. L. No. 5,

C.S. Dag no. 551, C.S. Khatian no. 611 appertaining of R.S. Dag No. 551/942 , R.S. Khatian No.662, corresponding to L.R. Dag No.672, L. R. Khatian No. 5567 & 5568 Nabagram. P.O.- Nabagram. P.S.- Uttarpara, Hooghly, Pin- 712246, West Bengal comprised in within the ambit of Nabagram Gram Panchayat, and within the ambit of A.D.S.R. Office Uttarpara, District-Hooghly, together with all easement rights and ancient liberties and right to use common passage for ingress, egress and taking all sorts of connections to the said property.

L.R. Dag no. 672 of land area 14 cottah 01 Chittaks 00 Sq. ft.

which is butted and bounded manner as follows.

ON THE NORTH : Property of Smt. Nandita Biswas ;

ON THE SOUTH : Adibartama Road ;

ON THE EAST : Vidya Sagar Road;

ON THE WEST : Property of Sri Sachindra Bandapadhyay ;

THE SCHEDULE "B" ABOVE REFERRED TO

(Entire Project)

ALL THAT five storied (i.e. G+4) brick built messuage tenement with lift here detertment and premises TOGETHER WITH the piece and parcel of redeemed land there unto belonging whereon or on part whereof the same is erected and built in the shape of a building containing an area about 14(fourteen) Cottahs 01 (one) Chittack 00 Sq. ft. standing thereon a multistoried building namely "**MADHUBAN GALAXIA**" i.e. 5 (five) storied building (G+4), be the little or less lying and situated in the Mouza- Bara Bahera, J. L. No. 5, C.S. Dag no. 551, C.S. Khatian no. 611 appertaining of R.S. Dag No. 551/942 , R.S. Khatian No.662, corresponding to L.R. Dag No.672, L. R. Khatian No. 5567 & 5568 within the ambit of Nabagram Gram Panchayat, P.O.- Nabagram P.S. Uttarpara, District – Hooghly, Pin- 712246, West Bengal within the ambit of A.D.S.R. Office Uttarpara, District-Hooghly, together with all easement rights and ancient liberties and right to use common passage for ingress, egress and taking all sorts of connections to the said property.

L.R. Dag no. 672 of land area 14 cottah 01 Chittaks 00 Sq. ft.

which is butted and bounded manner as follows.

ON THE NORTH : Property of Smt. Nandita Biswas ;

ON THE SOUTH : Adibartama Road ;

ON THE EAST : Vidya Sagar Road;

ON THE WEST : Property of Sri Sachindra Bandapadhyay ;

THE SCHEDULE "C" ABOVE REFERRED TO

(Description of the said Flat)

ALL THAT piece and parcel of one residential Flat being No. in the floor, measuring about sq. ft. super built up area (Covered sq. ft.) of the "**Block – ...**" of the "**MADHUBAN**

"GALAXIA" being the **Floor tiles**, be the same a title more or less consisting of bed room, Living cum dining, kitchen, toilet and veranda, herein after called the said Flat more fully and particularly described in the schedule -"C" hereunder written, together with Lift and other common facility in the floor and floor of block-....., which is lying and situated at Nabagram Gram Panchayat, P.O.- Nabagram, P.S.- Uttarpara, Dist- Hooghly, Pin- 712246, A.D.S.R.-Uttarpara, Hooghly, West Bengal.

which is butted and bounded manner as follows.

ON THE NORTH : ...

ON THE SOUTH :

ON THE EAST :

ON THE WEST :

THE SCHEDULE "D" ABOVE REFERRED TO

(Total Consideration)

Sl. No.	Particulars	Amount	Rs.
1.	Flat no., (.....sq. ft. S.B. area)	
	TOTAL VALUE :	

(Total Rs only.)

THE SCHEDULE "E" ABOVE REFERRED TO

(Terms of Payment)

Sl. No.	Particulars
1.	Rs...../- paid by cheque no., Br., dated, as booking amount.
2.	Rs..... paid by cheque no Br., dated
3.	Balance amount Rs. will be paid by bank loan on/or before registration.

THE SCHEDULE "F" ABOVE REFERRED TO

(Manner of completion and Specifications)

1	Structure	: R. C. C. framed structure.
2	Walls	: 8' thick brick walls on the external faces, 5' thick brick partition walls.
3	Bedrooms, living and dining	: Floor tiles with 4" high skirting on all sides of walls.
4	Kitchen	: Floor tiles, Granaid finish cooking platform.

- 2'-0" high
glazed tiles over cooking platform. One steel sink with tap, open type door opening with arch will be provided.
- 5 Toilet : Floor tiles, glazed tiles dado up to 6'-0" high from floor level on all sides, two taps, one shower, one porcelain hand was basin, one European /Indian type W. C. Pan with P.V.C low down flushing cistern will be provided.
- 6 Doors : Sal wood frames and commercial flush doors for inside from room and entrance and P.V.C door will be provided in toilet.
- 7 Windows : Aluminium windows with glass panes and M. S. Grills.
- 8 External Finish : Cement based paint, colour wash will be provided.
- 9 Internal Finish : Plaster of Parish on all sides of walls and ceiling will be provided.
- 10 Balcony : 3'-0" height M.S. railing in balcony to be provided from finish floor level.
- 11 Plumbing and Sanitary : All external soil, vent and waste water pipes will be of P.V.C.
- 12 Elevator & Generator : A good quality elevator will be installed for the use of all the residents of the apartment building. Generator will be installed only for power failure in the common area, lift and pump.
- 13 Electrical Point : : *Bedroom* - 2 light point, fan point-1, plug point-1.
Living cum Drawing : T.V. point-1, fridge point-1, . light point - 2, Fan point - 1, Plug point -1, Calling bell - 1 point.

Kitchen : Light point -1,

Chimney point – 1, Plug point -1,
acquiaguard - 1

Toilet : light point-1, exhaust point-1, all
wiring will be of concealed.

Balcony : One light point, one plug point in
each.

THE SCHEDULE "G" ABOVE REFERRED TO

(Common Portion right to use)

1. AREAS :

- i) Entrance, exists, boundary walls, open and/or covered paths and passages.
- ii) Staircase and landings.
- iii) Top roof of the proposed building.
- iv) Elevator & generator.
- v) Other spaces for installing pumps, electrical, Generator and other installations and/or common other installations mentioned herein.

2. WATER AND PLUMBING :

Water pumps, water tanks, water pipes (save those inside any unit) .

3. ELECTRICAL INSTALLATIONS :

Wiring and assemblies for fighting of the common parts and wiring from electrical sub-station to the point inside or at the main gate of each unit.

4. DRAINS :

Drains and pipes.

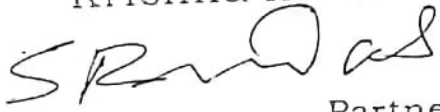
5. OTHERS :

Other common areas and installations and/or equipments as are provided in the building for common use and/or enjoyment.

IN WITNESS WHERE OF the parties hereto above named set and subscribed their respective hands and seals the day, month and year first written.

SIGNED SEALED & DELIVERED
BY THE PARTIES AT UTTARPARA
IN PRESENCE OF :

1.

Krishna Inf acon

Partner

Signature of the Vendor/Developer

2.

Signature of the Purchaser

For

1. SRI SUKDEB BISWAS

2. MRS. NANDITA BISWAS

Self & through the pen of law
full Constituted Attorney

Signature of the Owners/

Confirming Party

Drafted by me as per instruction
of the parties :

Advocate