

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** made this the \_\_\_\_\_ day of \_\_\_\_\_  
2020 (Two thousand Twenty)

## A M O N G S T

1. **SRI PUSPENDU TALUKDAR** Son of Sri Nayan Talukder, PAN NO-ACPPT4676C, of Vill- Congress Para, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur, 2. **SRI SURAJIT BHATTACHARJEE** Son of Late Ranjit Bhattacharjee, PAN NO-AGAPB3799D, NO residing at Village- Congress Para, P.O. Balurghat, District- Dakshin Dinajpur 3. **SMT. SHAKUNTALA AGARWALA**, W/O- Sri Paban Kumar Agarwala, PAN NO-AHVPA5792R, residing at village- Marawari Patty, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur ,all by faith Hindu, by occupation-business, hereinafter and also having office at Congress Para, Balurghat, Dist- Dakshin Dinajpur called and referred to as the **VENDORS** ( Which term or expression shall unless exclude by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**

A N D

**THE MAHARAJA UDYOG** a partnership firm having its office at Village- Congresspara, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur represented by its partners  
1. **SRI PUSPENDU TALUKDAR** Son of Sri Nayan Talukder, PAN NO-ACPPT4676C, of Vill- Congress Para, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur, 2. **SRI SURAJIT BHATTACHARJEE** Son of Late Ranjit Bhattacharjee, PAN NO-AGAPB3799D, NO residing at Village- Congress Para, P.O. Balurghat, District- Dakshin Dinajpur 3. **SMT. SHAKUNTALA AGARWALA**, W/O- Sri Paban Kumar Agarwala, PAN NO-AHVPA5792R, residing at village- Marawari Patty, P.O & P.S- Balurghat, Dist- Dakshin Dinajpur ,all by faith Hindu, by occupation-business, hereinafter and also having office at Congress Para, Balurghat, Dist- Dakshin Dinajpur called and referred to as the **DEVELOPER** ( Which term or expression shall unless exclude by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.  
**Pan no-The Maharaja Udyog-AAJFT7855R).**

AND

\_\_\_\_\_, Son/Wife of \_\_\_\_\_  
 resident of Vill- \_\_\_\_\_,  
 by Caste -Hindu, By Nationality, Indian, by Profession- \_\_\_\_\_,  
 hereinafter called and referred to as the **PURCHASER** (Which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and /or assigns) of the **THIRD PART**.

1. **The Residential Flat** being identified as Flat no- \_\_\_\_\_, **Block -** \_\_\_\_\_ of the \_\_\_\_\_ floor having more or less \_\_\_\_\_ sq. ft. (approx) salable area in the upcoming project at the said premises, including the common areas being described in the schedule herein below.
2. **BACKGROUND:**

**WHEREAS** Manmatha Nath Sanyal, Son of Late Hridaynath Sanyal, of Khadimpur, P.O & PS- Balurghat, Dist- Dakshin Dinajpur was the sole and absolute Owner of **ALL THAT** 25 Decimal of land with structure thereon situated in R.S. Dag No. 190, Corresponding to L.R. Plot No. 702, J.L. No.110, Mouza- Khadimpur, R.S. Khatian No. 12, L.R. Khatian No. 2538 (stands in the name of previous owner Sri Manmatha Nath Sanyal), under Balurghat Municipality word No-22 (New), District - Dakshin Dinajpur, ADSR Balurghat and he was seized and possessed of the same and was paying rates and taxes thereon as Owner thereof.

**AND WHEREAS** the said Manmatha Nath Sanyal being entitled, seized and possessed of the said land thereon and being desirous of Gift, alienating, transferring and granting, by a Deed of Gift dated 2<sup>nd</sup> day of July 1968, Gifted, delivered, and/or transferred total 28

decimal of land including other land in favour of his son Sri Kalidas Sanyal. The said Deed of Gift was registered in the office of District Sub Registrar, Erstwhile West Dinajpur now Dakshin Dinajpur, Balurghat and recorded in Book No-I, Volume No.-68, Pages from 83 to 86, being No. 6168 for the year 1968.

**AND WHEREAS** said Kalidas Sanyal died intestate on 05.09.2000, leaving behind his widow Smt Mira Sanyal, two sons namely Sri Mrinmoy Sanyal and Sri Hiranmoy Sanyal and one daughter namely Gouri Roy as his only legal heirs who inherited the entire property left by the deceased Kalidas Sanyal. Subsequently mother of the vendors Mira Sanyal died on 25.03.2016 leaving behind the above persons as her only legal heirs.

AND WHEREAS by this way Sri Mrinmoy Sanyal and Sri Hiranmoy Sanyal and Gouri Roy became the owners of the said land mentioned in the schedule hereunder which is under their possession and they have been paying taxes in respect of the property.

AND WHEREAS said 1. Sri Mrinmoy Sanyal, 2. Sri Hiranmoy Sanyal, and 3. Smt Gouri Roy, as the joint owners sold, and conveyed and transferred their aforesaid joint property unto and in favor of the owners herein Sri Puspendu Talukdar, S/O- Sri Nayan Ranjan Talukdar, Sri Surajit Bhattacharjee, S/O- Late Ranjit Bhattacharjee, and Smt Shakuntala Agarwala, W/O- Sri Paban Kumar Agarwala by virtue of Deed of Conveyance dated 25 day October 2019. And the said Deed of Conveyance was duly registered at the office of Additional District Sub Registrar, at Balurghat, and recorded in its Book No-I, Volume No-1702-2019, pages from 68435 to 68466, Being No-170204324 of 2019.

**AND WHEREAS** in the manner aforesaid the said persons become the owner of the said property and has been enjoying the same measuring more or less 0.20601 Acres situated at Mouza- Khadimpur, J.L.No- 110, comprised in old plot no R.S-190, corresponding to L.R. Plot No-702, R.S. Khatian No-12, corresponding to L.R.



Khatian No-2538 (old), and after purchase the present owner got their name mutated in the present Khatian No- 10043 (stands in the name of Shakuntala Agarwala), L.R-10040 (stands in the name of Puspendu Talukdar), and L.R-10042 (stands in the name of Surajit Bhattacharjee), P.S & A.D.S.R Balurghat, and has been possessing and enjoying the same by mutating the said property in the name of the present owners in the Assessment record of Balurghat Municipality, word no-12 and since then the said property is being known and numbered as Premises/Holding no-149/1(19-20)/New and paid up to date rates and taxes to the appropriate authority concerned.

WHEREAS for the purpose of construction of multistoried building at the said LAND, The Maharaja Udyog a partnership firm represented by its partners Sri Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala, the developer herein, and they have executed a Development Agreement with Owners Sri Puspendu Talukdar, Sri Surajit Bhattacharjee and Smt Shakuntala Agarwala, for better interest and benefits and for construction of a multistoried building over the plot of land (hereinafter referred to as the "Development Agreement") with the said owners for development and construction of a new Building at the said premises with various terms and conditions as set-forth in the said Development Agreement and the said development Agreement was registered in the office of Additional District Sub Registrar, Balurghat and recorded in Book No-I, Volume No-1702-2020, pages from 18891 to 18919, being no-170201269 for the year 2020.

**AND WHEREAS** a plan for construction of residential units over the land particulars of which are described in **SCHEDULE-A** has already been obtained by the Developer from the Balurghat Municipality vide Sanction Building Plan No 7859/W-22/2020/S.M in the name of the owners of the plots (hereinafter called and referred to as the said plan) and the Developer has already commenced construction work of the said new building at the said premises.

AND WHEREAS Owner/Developer is entitled to inter-alia ALL THAT Flat No- \_\_\_\_\_, Block \_\_\_\_\_ On the \_\_\_\_\_ floor, of the New Building having more or less \_\_\_\_\_ sq. ft. saleable area at the said premises, including the common area in the said premises having right to sell, transfer the same with further right to receive entire sale proceed of the Flat/unit and the purchaser being desirous of purchasing and /or owning the said Flat/unit/ on the \_\_\_\_\_ Floor of the upcoming Building having an area measuring more or less of \_\_\_\_\_ Sq. ft. saleable area including the common area on the \_\_\_\_\_ Floor, at the said premises, more particularly described in the SCHEDULE-B hereunder written with right of undivided proportionate share in the common areas like stairs, stairs landing, LIFT, and installations of the Building comprised in the said premises attributable to the said Residential space ( hereinafter collectively referred to as "the said Unit and the rights and properties appurtenant thereto) having approached the owner /Developer to sell the same to the purchaser).

AND WHEREAS as the Owner/developer agreed upon and the purchaser is ready to purchase the said Flat/unit, now the owner/Developer has agreed to sell to the purchaser the said unit and the right and properties appurtenant thereto, free from all encumbrances for the consideration and on the terms and conditions hereinafter appearing.

AND WHEREAS the area of the said Flat/unit/ area has been given on an approximate basis. The final measurement will be given by the Architect of the Owner/Developer after the Building is completed including the common services like right to ingress and egress and right in stairs and stairs landing and the other common areas . At that time if the area increases or decreases, price of cost of the construction will be adjusted accordingly as per increased or decreased, however the measurement of Architect of the Owner /Developer will be final and binding on both the parties.

AND WHEREAS Unit shall mean the Residential and /or other space or spaces intended to be built and constructed by the owner/Developer as described in the SCHEDULE-B hereinafter written.

AND WHEREAS Common parts shall mean and include the parts and equipment provided and/or reserved in the said land and/or in the said building for common use and enjoyment as described in the SCHEDULE-C hereunder written.

AND WHEREAS common expenses more fully mention in SCHEDULE-D hereunder written, shall mean and include all expenses to be incurred for the maintenance, management and upkeep of the said premises to be paid proportionately by the purchaser and the common expenses of the building committee which would be framed.

AND WHEREAS common purposes shall mean and include the purposes of Managing and maintaining the said premises and the building thereto and in particular the common areas and installations if any, and reconditions of Common services if any.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. AGREEMENT:: The vendor and Developer hereby agree to sell and transfer to the purchaser or its nominees/assigns Residential spaces in the \_\_\_\_\_ Floor, flat No-\_\_\_\_\_, Block-\_\_\_\_\_ in the newly constructed building more fully described in Schedule B hereto within the project area together with the proportionate, undivided and indivisible share in the land and including proportionate share in the common Areas more fully described in Schedule C hereto herein after referred to as the "said property".
2. CONSIDARATION:: In consideration of the payments of Contraction cost promised and covenants hereinafter contained on the part of the purchaser/tenant to be observed and performed, the Owner/Developer has agreed to sell to the Purchaser , the Flat No-\_\_\_\_\_, Block-\_\_\_\_\_, on the \_\_\_\_\_ Floor

of the New Building, measuring approximately \_\_\_\_\_ Sq. ft. Saleable area with the common areas for all the purchaser, and the total consideration of the said Flat/unit agreed by the parties hereto is Rs.- \_\_\_\_\_ /-, (Rupees \_\_\_\_\_ only),

The terms of payment shall be as detailed in Schedule-C hereunder written and works specification of the flat is detailed in the Schedule-E.

3. POSSESSION:: The vendor/Developer shall complete the said development and hand over possession to the purchaser within 24 month from the date of execution hereof in addition 8 month grace time would be given to the developer to complete the construction if otherwise the developer would be prevented from making any construction along with all right and interest and all other appurtenances thereto for beneficial use of Unit. That upon handing over possession, the purchaser shall have the right to work at the said portion.
4. COMPLIANCES:: The Vendor /developer will obey and execute all statutory compliances for the purpose of smooth development and hassle free completion of project.
5. NOMINATION:: The vendor /Developer hereby covenant that purchaser shall be entitled to transfer his/her /their right and interest in the subject matter of this Agreement for Sale unto its nominee /assigns and the Vendor hereby signifying their consent in acknowledging such nominees/assigns and the Purchaser herein and execute and register agreements and conveyances in their favour without and further consideration against the units of the said subject matter subject to payment of entire consideration money in the mean time.
6. SPECIFICATIONS:: The Vendor/Developer shall construct the Building and develop the Common Areas in the Premises, in accordance with the plan and the specification as more fully described in Schedule-F hereto.



7. ASSOCIATION:: The Vendor/Developer shall form an association of the said building after all the flats and other spaces will be fully sold out, The developer also shall cooperate and hand over all necessary documents, as per the requirement of the flat owners of the building for the formation and smooth operation of the said association.
8. BANK LOAN:: For the purpose of acquiring the Residential spaces, the purchaser or its his/her/their nominee/assigns shall be entitled to apply for and obtain financial assistance from banks and other financial institutions and the Vendor/Developer shall be deemed to consent to the same and shall not be entitled to raise any objection thereof but in no circumstances the vendor/developer shall be financially liable for such act of the purchaser.

**OBLIGATIONS FO THE VENDOR AND DEVELOPER::**

1. The vendor/developer has a valid marketable title and that the subject matter shall be sold free from all encumbrances but subject to and also together with the usual covenants and easements.
2. The Vendor/Developer shall not nominate/assign /transfer or alienate its right, title and interest in the subject matter to any other third party save and except the purchaser subject to the condition that the purchaser shall in the mean time pay the entire consideration amount to the developer as per payment schedule mentioned below.
3. The vendor/developer hereto shall be obligated to transfer the title of the subject matter by executing and registering conveyances in favour of the purchaser on the date of physical possession of the said unit, subject to the payment of entire consideration amount.

4. The Vendor/Developer shall be entitled to provide electricity and water connection.
5. The Vendor/Developer hereby agrees that there is no embargo on the Purchaser to carry on any sort of Residential activity in the scheduled property and the purchaser or his nominee as usual free to operate any sort of Residential activities in the conveyed property.
6. The vendor/Developer and the purchaser acknowledges that time is the essence of this agreement and shall complete all their obligations within the respective time stipulated in the agreement.
7. The Vendor/Developer shall pay all applicable taxes up to date of possession and registration (whichever is earlier) hereof.

DEFAULT::

1. If the Developer fails to comply with the time frame for delivery of the subject matter as stated in this agreement, the Developer shall be liable to indemnify the purchaser @10% per annum upon deposited amount of the purchaser.
2. In the event of failure on the part of the purchaser to pay all sums agreed upon, falling due within 7 (seven) days of service of notice by the Owner/developer calling for such payment, the Purchaser shall pay interest @ 24% per annum on all such sums due. The interest shall be calculated and/or applicable from the date of such default till the date of amount will be paid to the Developer. However at the sole discretion of the Owner/Developer such default will be allowed up to 1 (one) month period ,after which the Owner/Developer will be at its liberty to cancel and/or rescind the agreement and upon such cancellation by the Owner/developer due to the negligence on the part of the purchaser/tenant the Owner/Developer shall refund the amount paid by the Purchaser/tenant after deducting 20% out of the total amount paid by the Purchaser as and by way of liquidated damages and also shall deduct

interest amount @ 24% per annum calculated on the installment due for defaulted period after 3(three) month from the date of cancellation.

3. In case for any reason whatsoever the purchaser fails to take the said flats/surrenders the flats booked, then in that event the Developer shall refund the amount paid by the purchaser after deducting 15% of the total amount paid as and by way of liquidated damages and also shall deduct interest amount 20% per annum after 3 (three) months from the date of cancellation.

#### BINDING AGREEMENT AND AMENDMENTS::

1. This agreement sets forth the complete understanding between the parties hereto and suspends all previous memoranda, understandings, letters of intent and documents exchanged if any, between the parties hereto regarding the subject matter hereof.
2. No addition, change, variation or modification of the terms and conditions set forth herein shall be valid unless they are mutually agreed to by both the parties and are reduced in writing into a supplemental agreement signed by both the parties which shall then form part of this agreement.

#### MUTUAL TERMS::

1. It is agreed by and between the parties herein that Residential spaces being identified as Flat No-\_\_\_\_\_, Block-\_\_\_\_\_, on the \_\_\_\_\_ floor having an area measuring more or less-\_\_\_\_\_ Sq. ft. salable area in the newly constructed building is the subject property of this instrument and the owner/developer herein is bound to transfer the same in favour of the purchaser.
2. Residential owners will have right to use over all the common passage in the building.

3. The Purchaser herein will pay maintenance charges at par with the respective residential owners (as per actual usages) and shall also pay all other statutory taxes, levies as would be applicable.
4. The purchaser herein along with other occupiers in the proposed new building shall not have any right to block or obstruct any common passage at the said premises but the Developer shall have the right, to do so, so long the utility provided to the purchaser shall not be obstructed and or hampered by such act of the Developer.

**SEVERABILITY::**

In the event any term or part of this agreement is held to be illegal, unenforceable or invalid then said term or part shall be struck and all remaining provisions shall remain in full force and effect.

**ASSIGNMENT::**

The purchaser shall be entitled to assign its rights and interest in the instant agreement to any nominee or assign.

**DOCUMENTATION::**

All costs of preparation, stamping and Registration of this agreement and all documents to be executed in pursuance hereof shall be prepared by Developer's Advocate and required expenses thereof shall be borne and paid by the purchaser.

**THE PURCHASER DO HEREBY COVENANT WITH THE OWNER/DEVELOPER as follows:**

1. Not to interfere with or hinder or obstruct in any manner whatsoever in the construction of the said building or any part thereof by the developer.



2. To pay from the time after completion /handing over the Unit, proportionate share of the common expenses of Building Committee if any, as will be required.
3. Not to do anything whereby the owner/Developer's right and liberty is affected.
4. Not to throw any rubbish or stone or any article or combustible goods in the common parts.
5. Not to carry on any obnoxious noisy offensive, illegal or immoral activities in the said unit/Flat.
6. Not to cause any nuisance or annoyance to the co-purchaser and/or occupants or the other portions of the said Building and/or Unit.
7. Not to obstruct in any manner the Owner/developer in construction of the new Building or transferring any right in or the land, building or other units.
8. Not to decorate or paint or otherwise alter the exterior wall of the said unit or common parts of the Buildings in any manner.
9. To observe, fulfill and carry out all its obligations under this agreement regarding the said unit and matters relating thereto.
10. Not to claim any partition or sub-division of the said land or the common parts.
11. Not to obstruct or raise any objection in case the proportionate undivided share in the land is reduced by reason of the Developer making further construction on the said premises and not to obstruct or raise any objection of any nature whatsoever to such construction or any portion thereof.
12. Not to obstruct the Developer and its surveyors or agents at all reasonable time and upon 48 hours previous notice in writing to the purchasers to enter upon the said unit

and every part thereof to inspect the state and condition thereof and of all defects, decay and after assessing the repairs required to be carried out, to give notice to the purchaser to repair defects within 7 (seven) days of such notice the repairs /defects should be made good at the cost of the purchasers.

**Be it specifically mentioned** here that the Developer and its successors in office shall have the absolute right to enjoy 50% front road side roof of the building along with parapet wall of the roof of the newly constructed building for any commercial exploitation and in that event the purchaser herein along with other occupiers shall not create any hindrance or make any objection whatsoever and the purchaser herein along with other owners/occupiers in the building at the said premises shall commonly enjoy the remaining area of the roof hereinafter called and referred to as the common Block of the Roof.

**DISPUTE RESOLUTION::**

- A. All disputes and difference between the parties hereto in any manner arising out of or relating to this agreement and/or the terms hereof shall be referred to a sole Arbitrator to be appointed jointly by the Owner/Developer and the Purchaser or its nominee/assign.
- B. The Arbitrator shall be in accordance with the Arbitration and Conciliation Act, 1996, as amended.
- C. The venue of Arbitration shall be at the Choice of the parties and language of the Arbitration would be in English.
- D. The Award of the Arbitrator shall be final and binding upon the parties.

**NOTICE::**

Any notice required to be served hereunder shall be deemed to have been sufficiently served on which the same is received by the purchaser at his/her/their last known

recorded address and vice-versa delivered through the postal authorities for transmission and/or through any electronic medium.

**THE SCHEDULE "A" REFERRED TO ABOVE**

All that piece and parcel of Bastu land measuring more or less 20.601 decimals situated at Mouza- Khadimpur, J.L. No-110, Touzi no-323/76, Comprised in R.S Khatian No- 12, in **L.R. Khatian No- 10040, 10042 & 10043**, in R.S plot no-190, **Corresponding to L.R. Plot no- 702** under P.S & A.D.S.R- Balurghat, Under Balurghat Municipality ward No-22, and said property is being known and numbered as premises/Holding No-149/1(19-20)/New, in the District of Dakshin Dinajpur which is butted and bounded in the manner as follows:

ON THE NORTH: Municipality Road and Nimai Ray.  
 ON THE SOUTH: Municipality Road.  
 ON THE EAST: House of Satu Ghosh.  
 ON THE WEST: Municipality Road.

**THE SCHEDULE 'B' AS REFERRED TO ABOVE**

All that Residential Space on the \_\_\_\_\_ floor, Block-\_\_\_\_\_, being identified as Flat /unit no-\_\_\_\_\_, having an area measuring more or less \_\_\_\_\_ Sq. ft. saleable area (Covered area plus Common Service area) including common area of the building together with undivided variable proportion share of land attributable thereto more fully mentioned in the Schedule 'A' herein above within the local limits of Balurghat Municipality, being the part and portion of Premises/Holding No- 149/1(19-20)/New, Ward No-22, in the District of Dakshin Dinajpur.

**THE SCHEDULE 'C' AS REFERRED TO ABOVE**  
**(COMMON PARTS /RIGHTS)**

- a. The Common passage on the Ground floor, save and except car parking space unless otherwise mentioned, overhead water tank, deep-tubule, water pump, water pipes and other common plumbing installations, Drainage, and sewers, Boundary walls and main gate, stairs, stairs landings of all floors, Roof, Lift, Generator space, Transformer, Common Toilet, such other common facilities as specified by the developer expressly to be common parts of the said new building.
- b. The right in common with other purchaser for the use of the common parts for ingress and egress.
- c. The right of passage in common with other purchasers to get electricity through or over the said unit or to get water connection from and to any other unit or common parts through or over the said unit as far as may reasonably necessary for the beneficial use and occupation of the other parts of the building not to obstructing the common spaces.

**THE SCHEDULE 'D' AS REFERRED TO ABOVE**  
**(COMMON EXPENSES)**

1. All costs and maintenance, white washing, repairing, redecorating painting, repainting, renovating the outer walls of the said building.
2. Insurance premium for insuring the said Building against earthquake, lightning riot, or any other natural or non made calamity etc.
3. The purchaser shall pay proportionate amount for installation of Transformer and the purchaser shall also pay additionally for individual electric meter for getting electricity connection and any other statutory expenses.



4. All expenses and outgoings as may be deemed by the Developer and/or association/committee to be formed by the Developer to protect the rights of the Purchaser/Owners.
5. All expenses referred to above shall be borne and paid proportionately by the purchaser on and from the date of taking possession or registration whichever is earlier of their respective unit.

**THE SCHEDULE 'E' AS REFERRED TO ABOVE**

The purchaser hereby agrees to pay to the developer a sum of Rs- \_\_\_\_\_/-  
 (Rupees \_\_\_\_\_ only)  
 towards consideration or acquiring the said Flat/unit which includes the Construction cost of the said Shop and the same shall be paid by the purchaser to the developer in the manner detailed below:-

TOTAL CONSIDARATION Rs.- \_\_\_\_\_/-

Booking Money \_\_\_\_\_ Rs. \_\_\_\_\_

Within \_\_\_\_\_ Rs. \_\_\_\_\_

Within \_\_\_\_\_ Rs. \_\_\_\_\_

Possession and registration \_\_\_\_\_ Rs. \_\_\_\_\_

Whichever is earlier

Total Rs. \_\_\_\_\_

\* Excluding Service Tax or GST which shall be payable by the Purchaser to the Vendor/developer, as applicable, as per prevailing rates.

THE SCHEDULE 'F' AS REFERRED TO ABOVE(Specifications)

Structure	:	RCC-framed structure with anti termite treatment in foundation.
Elevation	:	Modern elevation, conforming to contemporary designs.
External Finish	:	Paint, and other effects as applicable.
Doors & Hardware	:	Quality wooden frames flush doors.
Internal Finish	:	wall putty.
Windows	:	Aluminum sliding windows with glass.
Flooring	:	Vitrified tiles in bedrooms/Living/Dining Room. Premium Ceramic tiles in Toilets .
Kitchen Counter	:	Grande slab with stainless steel sink. Wall Tiles upto 3 (three) feet height above Kitchen counter.
Toilet	:	Internal piping with <i>PVC*</i> pipes. Dado of Ceramic tiles upto door height. basin Waste Pipes .
Electrical	:	a) Concealed copper wiring with switches of good quality. b) TV points in one bedrooms c) Two Light Points, one Fan Point, two 5A point in all bedrooms and one AC point in one bed room. d) One 15A Geyser point in one Toilets. e) One 15A & one 5A points, 4 light point in common area. One 5A refrigerator point only, one exhaust fan point, one 5A point and two light point in kitchen. One light and one exhaust fan point in all toilets.

**Water Supply**

One inverter Point and one calling bell point.

Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.

- The specified brands are mentioned to give an indication of the quality, the Vendor /developer will provide. In case of unavailability of materials or any other circumstances, the developer is not legally liable to provide the same brand and may instead provide material from different brand of similar quality level.
- If the purchaser wants to make any additional works over and above the works specification as mentioned hereinabove, the purchaser shall inform the Developer in writing with list of Additional works and such additional costs shall be paid by the purchaser in advance.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hand, seal and signature this day, month and year first above written.

In presence of

WITNESSES:

1.

2.

3.

Signature of Owners/Developer.

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SIGNATURE OF THE PURCHASER.

Drafted by me:

(Arindam Chatterjee)

Advocate, Enrollment No-WB-304/1998