

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2019 (Two Thousand Nineteen)

**BETWEEN**

**(1) SRI RABINDRA NATH PALIT**, (PAN - FELPP4914J), son of Late Indu Bhusan Palit, by Occupation - Business, residing at 331, Co-Operative Colony, P.O. Rahara, P.S. Khardah, District - North 24 Parganas, Kolkata - 700118, West Bengal and presently residing at 2428, South Umbrella Avenue, Broken Arrow, Oklahoma- 74012, U.S.A. and **(2) SRI RATHINDRA NATH PALIT**, (PAN - APAPP3924K), son of Late Indu Bhusan Palit, by Occupation - Business, residing at 331, Co-Operative Colony, P.O. Rahara, P.S. Khardah, District - North 24 Parganas, Kolkata - 700118, West Bengal, both are by faith : Hindu, by Nationality - Indian, hereinafter and called and referred to as the **“LAND OWNERS/FIRST PARTIES”** (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the **ONE PART**.

The Vendors herein represented by her constituted Attorneys namely : **SRI KOUSHIK GUHA**, son of Late Shiba Prasad Guha, by faith : Hindu, by Nationality - Indian by Occupation - Business, residing at 24/98, 2 No. Surya Sen Nagar, P.O. & P.S. Khardah, District - North 24 Parganas, Kolkata - 700117, one of the Partner's of **“MAA DEVELOPERS”**, A Partnership Firm, having its registered Office at 24/98, 2 No. Surya Sen Nagar, P.O. & P.S. Khardah, District - North 24 Parganas, Kolkata - 700117, through a registered Development Power of Attorney being No. **“152403159”**, recorded in Book No. I, Volume No. 1524-2019, written in Pages from 106593 to 106636, which was duly registered at A.D.S.R.O., Sodepur on 18/04/2019.

**AND**

**“MAA DEVELOPERS”**, (PAN-AAYFM4286G), A Partnership Firm, having its registered Office at 24/98, Surya Sen Nagar-2, P.O. & P.S. Khardah, District - North 24 Parganas, Kolkata - 700117, represented by three of its Partners namely : **(1) SRI KOUSHIK GUHA**, (PAN - AGTPG6762A), son of Late Shiba Prasad Guha, by faith : Hindu, by Nationality - Indian by Occupation - Business, **(2) SMT. ARADHANA GUHA**, (PAN - AHGPG2062H), wife of Sri Partha Pratim Guha, by faith : Hindu, by Nationality - Indian by

Occupation - Business, (3) SMT. SUCHITA GUHA, (PAN - ATOPG8977F), wife of Sri Koushik Guha, by faith : Hindu, by Nationality - Indian by Occupation - Business, all are residing at 24/98,Surya Sen Nagar-2, P.O. & P.S. Khardah, District - North 24 Parganas, Kolkata - 700117, hereinafter jointly called and referred to as the "DEVELOPERS/ CONFIRMING PARTY" (which terms and expression shal unless excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, executors, administrators, successors, legal representatives and assigns etc.) the **SECOND PARTY** of the **SECOND PART**.

The above mentioned Partners of the said Partnership Company, have represented by their Constituted Attorney (One of the Partner of Maa Developers) namely **SRI KOUSHIK GUHA**, son of Late Shiba Prasad Guha, by faith : Hindu, by Nationality - Indian by Occupation - Business, residing at 24/98,Surya Sen Nagar-2, P.O. & P.S. Khardah, District - North 24 Parganas, Kolkata - 700117, by virtue of of a registered General Power of Attorney executed on 28/03/2014, registered in the office of A.D.S.R.O., Sodepur and recorded in Book No. IV, C.D. Volume No. 1, written in Pages from 1971 to 1981, being no. "00129" for the year 2014.

AND

(1) \_\_\_\_\_, (PAN - \_\_\_\_\_), son/wife of Sri/Smt./Late \_\_\_\_\_ by faith - \_\_\_\_\_, by Occupation - \_\_\_\_\_, by Naionality - Indian, residing at - \_\_\_\_\_

\_\_\_\_\_ and  
(2) \_\_\_\_\_, (PAN - \_\_\_\_\_), son/wife of Sri/Smt./Late \_\_\_\_\_ by faith - \_\_\_\_\_, by Occupation - \_\_\_\_\_, by Naionality - Indian, residing at - \_\_\_\_\_

hereinafter called and referred to as the "PURCHASER/S" (which terms and expression shal unless excluded by or repugnant to the subject or context be deemed to mean and include each of his/her/their heirs, executors, administrators, successors, legal representatives and assigns etc.) the **THIRD PARTY** of the **THIRD PART**.

**FIRST SCHEDULE REFERRED TO :**

(Description of entire property)

ALL THAT piece and parcel of **Bastu** land measuring more or less 9 **(Nine) Cottahas** togetherwith Multi (G+3) Storied building, commonly known as "**SUNITI ABASAN**", standing thereon, which is lying and situated at Mouza - Rahara, J.L.No. 3, R.S. Khatian No. 80 & 107, R.S. Dag No. 1068/1344 & 1068/1345, L.R.Khatian No. 5560 & 5561 under L.R.Dag No. 2574 & 2575 at Ward No. 9, Holding No. 6/6 of Co-Operative Colony Road, under Khardah

Municipality, P.S. Khardah, within the Jurisdiction of A.D.S.R.O., Sodepur, District - North 24 Parganas, Kolkata - 700118, which is butted and bounded as follows : -

- ON THE NORTH** : 14 ft. wide Municipal Road.  
**ON THE SOUTH** : H/o - Mr. Ghosh.  
**ON THE EAST** : H/o - Mr. Aich & Vacant land of  
Indu Bhusan Palit.  
**ON THE WEST** : 14 ft. wide Municipal Road.

### SECOND SCHEDULE OF PROPERTY

(Solded property)

ALL THAT the self contained residential Flat, vide Flat no. '\_\_\_\_', measuring about \_\_\_\_\_ Sq.ft. super built up area more or less, with \_\_\_\_\_ Floor, consisting of \_\_\_\_\_ Bed rooms, \_\_\_\_\_ Drawing space, \_\_\_\_\_ Kitchen, \_\_\_\_\_ Toilets, \_\_\_\_\_ Verandah/ Balcony at \_\_\_\_\_ side on the \_\_\_\_\_ floor of the building with **Lift** facilities, togetherwith undivided proportionate share or interest of the said premises, described in the First Schedule hereto, togetherwith all common facilities and amenities of the said Multi (G+3) Storied building, commonly knowns as "SUNITI ABASAN", situated at Ward No. 9, Holding No. 6/6 of Co-Operative Colony Road, under Khardah Municipality, P.S. Khardah, within the Jurisdiction of A.D.S.R.O., Sodepur, District - North 24 Parganas, Kolkata - 700118.

### THIRD SCHEDULE OF PROPERTY

(For Payment)

#### PART - 1

The Purchaser/s hereby agrees to pay the Developer/s a sum of Rs. \_\_\_\_\_ only as total consideration money for acquiring the said unit of \_\_\_\_\_ Sft. more or less super built up area which amount has been calculated @ Rs. \_\_\_\_\_ only per Sq.ft. towards commono parts, portion & cost of proportionate share of land and the cost of construction of the unit and shall be paid by the purchaser/s to the Developers in the following manner.

- i) Rs. \_\_\_\_\_ only at the time of signing of this Agreement.
- ii) 30% of the Property value to be paid on completion of Plinth

**SIXTH SCHEDULE (Maintenance)**

The expenses of maintaining, white washing, repairing, re decorating, painting, repairing, renovatio and replacing the common areas and instillation including the main structure outer wall of the building, gutter fresh & rain water pipe, drains, sewerage and water storage tank and electric wire, motors, Lift and other appliance in or under the building and enjoyed under by purchaser/s in common with the other co-owners.

IN WITNESS WHEREOF the parties to these presents thereto set and subscribed their respective hands and seals on the day, month and year first above written.

**WITNESSES :**

1.

MAA DEVELOPERS

*Koushik Guha*

Partner

AS A CONSTITUTED ATTORNEY

2.

Signature of the Constituted Attorneys  
on behalf of Land Owners

MAA DEVELOPERS

*Koushik Guha*

Partner

AS A CONSTITUTED ATTORNEY

**Drafted and Prepared by :**

Signature of the Developer

One of the Partner of Maa Developers