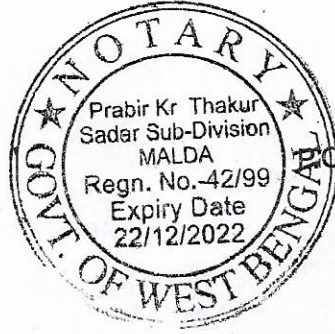


Prabir Kumar Thakur
ADVOCATE
NOTARY PUBLIC
Sadar Subdivision
Malda.



Residence :
Vill. Chowki
P.O. Chowki Mirdadpur
Malda - 732202

Notarial Certificate

(Pursuant of Section 8 of the Notaries Act. 1952)

(A)

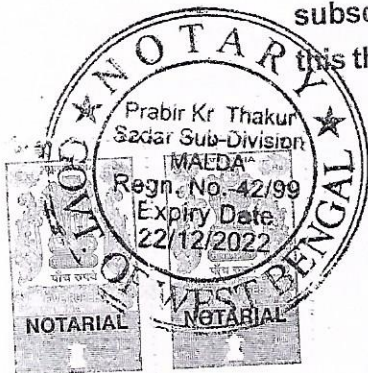
TO ALL TO WHOM THESE PRESENTS Shall Come, I, Prabir Kumar Thakur duly authorised by the Govt. of West Bengal to practice as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of instrument annexed hereto collectively marked 'A' on its being executed admitted and identified by the respective signatories as to the matters contained therein, Presented before me,

According to that, this is to certify, authenticate and attest the annexed instrument 'A' is the

Agreement written in English language executed by Jagaban Chitroy and another

PRIME FACIE the annexed instrument 'A' appears to be in the USUAL procedure to serve and avail as needs or occasion shall or require the same.

IN FAITH AND TESTIMONY WHEREOF being required of a NOTARY. I, the said Notary do hereby subscribe my hand affix my seal of Office at Malda on this the 4th day of August 2020



Prabir Kumar Thakur
Prabir Kumar Thakur
Notary Public
Sadar Subdivision, Malda.
Govt. of West Bengal

04 AUG 2020

Regd No 1220 1266

04 AUG 2020



पश्चिम बंगाल WEST BENGAL

(A)

Prabir K. Thakur
Notary Public, Malda
OF WEST BENGAL 917813

Abu Bakkar Siddik Amin For, Sajahan Construction Pvt. Ltd.
Sajahan Biswas
Director

AGREEMENT FOR SALE

BEFORE THE NOTARY PUBLIC, MALDA

THIS AGREEMENT FOR SALE is made this 24th day of May, Two Thousand and twenty BETWEEN SAJAHAN CONSTRUCTION PVT. LTD. , a registered Directorship Firm represented by its Director Mr. Sajahan Biswas . son of Altab Hossain , by faith Muslim , by occupation business , by nationality Indian , having its registered office at Village Khidirpur , P.O: Chhabghati , P.S: Suti . District : Murshidabad hereinafter referred to as "THE VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successor-in office, executors, legal representatives, nominees and assignees) of the ONE PART AND MR Abu Bakkar Siddik Amin, S/o.Muniruddin Miah , by faith Muslim , by occupation service , presently residing at Village -Mirchhak Battali,P.o/Ps English Bazar , District : Malda - 732101. hereinafter referred to as "THE PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, heiresses, executors, legal representatives, nominees and assignees) of the OTHER PART.

INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE

Prabir Kumar Thakur
NOTARY,

04 AUG 2020

ক্রমিক নং :- 757

মুলা :-

10/ Ru only

প্রতিষ্ঠান নাম :-

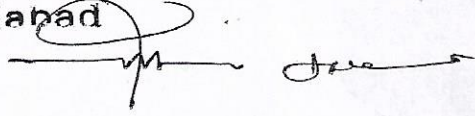
স্মার :-

তার :-

Sajahan construction Pvt Ltd
Khidirpur

13/7/2020

ANWAR HOSSAIN
Stamp Vendor
Bamuha, Murshidabad



১৩/৭/২০২০

(A)

WHEREAS by or under a registered at District Sub-Registrar, Malda on 28 August 2012 and recorded in Deed No-I 9590 for the year 2012, the Vendor has acquired the right to construct four floors i.e. G+4th floors at the premises being property at Mouza – Kutubpur Phulbari, J.L No. 64, RSDag No.316 (6 satak), 317(14 satak), 339(7satak) 339/371(5satak) Khatian no.941 under P.S: English Bazar, Malda on 27 day of August, 2012 measuring more or less 32 satak according to Bengali measurement, over and above the roof of the First Floor of the said premises more fully and particularly described in the **First Schedule** hereunder written, within the jurisdiction of English Bazar Municipality, under P.S. English Bazaar, District Malda and thereafter while in peaceful physical possession of the same obtained a sanctioned plan from English Bazaar Municipality..

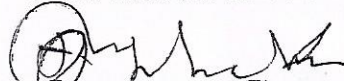
AND WHEREAS the First Party now agrees to sell and the second party now agrees to purchase ALL THAT a self-contained flat being Flat no 12 Roof Area measuring more or less 1085 square feet (approx) super built up area, located at 5th floor, more fully and particularly described in the SECOND SCHEDULE hereunder written together with the common areas, facilities, amenities of the demised premises, more fully and particularly described in the Third and Fourth Schedule hereunder written.

AND WHEREAS the Vendor now agrees to sell and the Purchaser agrees to purchase the said flat more fully and particularly mentioned and described in the Second schedule written hereto and intends to purchase the same and at the price of Rs. 3092250/- (Rupees Thirty lakh ninty two thousand two hundred fifty) only (@2850/-Per sq.ft) which the party hereto of the one part has accepted considering the same as highest marketable price for the certain terms and conditions which are stipulated hereunder below and the said flat for the sake of brevity called 'the said Unit'.

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

1. The Vendor offers to sell and the Purchaser agrees to purchase free from all encumbrances, charges, liens, lispendences, attachments, requisition, acquisitions, of whatever in nature ALL THAT a self-contained flat identified as Flat no 12 Roof Area measuring more or less 1085 square feet (approx) super built up area,

INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE


Prabir Kumar Thakur
NOTARY.



04 AUG 2020

For, Sajahan Construction Pvt. Ltd.

Sajahan Biswas
Director

Abu Bakkar Siddik Amen

[Signature]



7. If the said unit is found unencumbered in that event the Purchaser shall complete the deal within 36 months from this agreement and shall arrange to make registration of the said unit through the Vendor through their Advocate at the cost of the purchaser and the Vendor herein has the liability to register the deed of conveyance in favour of the Purchaser or his nominee or nominees at Purchaser's cost and the Vendor shall handover vacant possession of the said flat to the Purchaser or his/her nominee or nominees.

8. The area of the Flat mentioned in Second Schedule herein below is subject to variation of $\pm 5\%$ after construction. Such variation within the aforesaid limit shall not be disputed by the purchaser by any means whatsoever.

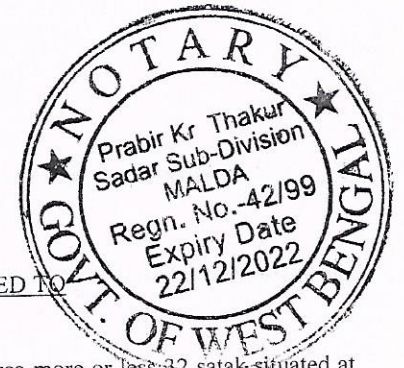
9. The purchaser will not be entitled to any garage space unless separately booked for and allotted by the Vendor for the consideration to be agreed upon separately.

10. The Vendor shall deliver the copies of title deeds and documents relating to the said flat in their possession or power immediately on the execution of this agreement for inspection thereof by the Purchaser or her legal advisor for investigation of title within 15 days from the date hereof.

11. The conveyance will be executed preferably within a period of three months from the date hereof by the Vendor by execution of Deed of Conveyance in favour of the Purchaser or his nominee or nominees paying the said purchase price to the Vendor, less the amount already paid as aforesaid.

12. Where the purchaser fails to pay the sale consideration in due time as per schedule and wish to cancel the booking and/or where a purchaser wish to cancel the booking at any time within the stipulated date, the vendor shall have the right to deduct 5 % of the amount paid and will refund the balance 95% amount to the purchaser.

13. Both the parties shall abide by the terms and conditions as stipulated earlier.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire property)

ALL THAT piece and parcel of residential land measuring an area more or less 32 satak situated at

Mouza – Kutubpur Phulbari, J. L No. 64, Dag No. 316,317,339 and 339/371 , R.S khatian No.941 under P.S:

INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE

Prabir Kumar Thakur

04 AUG 2020

Abu Bakkar Siddik Amen For, Sajahan Construction Pvt. Ltd.
 Sydan Bishw

Director

[Handwritten signature]

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English Bazaar , Malda, together with six storied building thereon within the jurisdiction of Additional District Sub-Registry office Malda under P.S: English Bazar , Malda within the jurisdiction of English Bazar Municipality, being Municipal Holding No. nill, Mirchak , under Ward No. 19, which is butted and bounded as follows:-

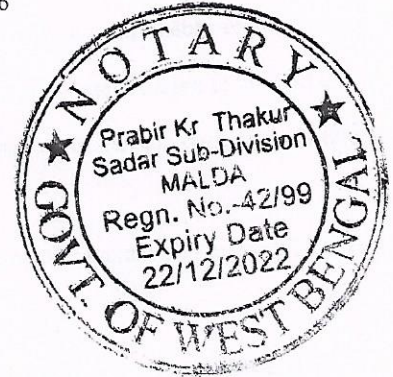
ON THE NORTH	:	Imam House & others house
ON THE SOUTH	:	Anwar sk
ON THE EAST	:	Kháthi kelha Maidan & Road
ON THE WEST	:	V .Pally Municipality Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Unit to be sold)

ALL THAT a self-contained flat identified as Flat no 12, Roof Area measuring more or less 1085square feet(approx) super built up area, located at 5th floor, together with the common areas, facilities, amenities of the demised premises situated at Holding No. nill, Mirchak, Ward No.19, Mouza – Khutubpur Phulbari , J. No. 64 , R.S Dag No. 316,317,339 and 339/371 ,R.S khatian no. 941 under P.S: English Bazaar , Malda, under the English Bazaar Municipality, Malda within the jurisdiction of Additional District Sub-Registry Office, Malda , which is butted and bounded in the following manner :-

ON THE NORTH	:	Dr. Tahidul House
ON THE SOUTH	:	Common Passage & Flat no. 6
ON THE EAST	:	Flat no. 11
ON THE WEST	:	V.Pally Municipality Road



THE THIRD SCHEDULE ABOVE REFERRED TO

(Common portions, areas and facilities include)

- (a) The said land described in the First Schedule hereinabove written.
- (b) The foundations, columns, girders, beams, support, main walls, stairs, stair ways and entrances and exits of the building.
- (c) Concealed electrical wiring and fittings and fixtures for lighting in the staircase, common passage and other common areas in the building and the said land.
- (d) Drains and sewers from the building to the Municipal ducts.
- (e) Staircase and lobbies of mosaic flooring having lighting fixtures.

INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE

Prabir Kumar Thakur

04 AUG 2020

For, Sajahan Construction Pvt. Ltd,

Sajahan B.S.W.

Director

Abu Bakkar Siddik Anon

(A)

located at 12th floor, together with the common areas, facilities, amenities of the demised premises, more fully and particularly described in the Second Schedule hereunder written, at or for a total consideration of Rs. . 3092250/- (Rupees Thirty lakh ninty two thousand two hundred fifty) by out of which the Purchaser has this day paid by cheque no.175781 (AXIX BANK), of Rs.500000/- (Five lakh)only, Due balance of Rs 2592250/- (Twenty five lakh ninty two thousand two hundred fifty)only .

2. Subject to marketable title of the Vendor herein, the Purchaser herein shall complete the purchase of the said flat within 36 months from the date of execution of this present by paying balance consideration money to the Vendor herein in the following manner :

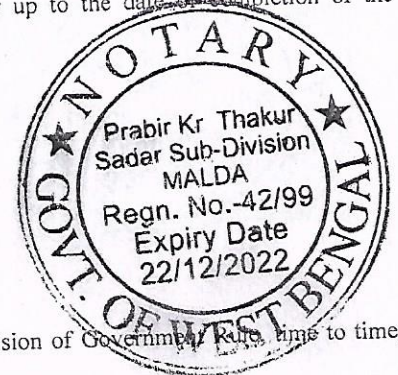
- Booking Amount 30%
- Roop Casting 20%
- brick wall with plaster .20%
- Flooring.20%
- Balance amount 10% will be paid by purchaser to the vendor on Registration.

3. The Vendor shall have the liability to answer and comply with all reasonable requirements and objections that may be made or raised by the Advocate of the Purchaser relating to the said unit and title thereof or any way arising under this agreement or arising out of the said documents or title and papers or records or otherwise.

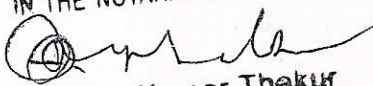
4. Any delay in payment of installments in terms of the schedule of payment will attract 12% interest p.a on the due sum.

5. All rates and taxes, impositions and outgoings whatsoever up to the date of completion of the conveyance shall be paid out and discharged by the vendor.

6. Buyer is liable to pay GST as per applicable rates fixed by provision of Government Rules from time to time, which will be adjusted at the time of advance received against Flat booking from the Buyer.



INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE


Prabir Kumar Thakur

04 AUG 2022

For, Seajahan Construction Pvt. Ltd.

Director

Sejahan B Saha

Abu Bakkar Siddik Amen

Abu

(A)

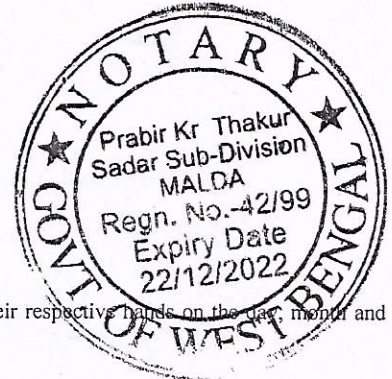
- (f) Water pump and meter together with the space required therefore, deep tube-well, overhead water tank and distribution pipes from the tank to different units and from deep tube well to the tank.
- (g) Water and evacuation pipes from the units to drains and sewers common and building.
- (h) Boundary walls and main gates at the said land.

It is clarified that the common portions shall include the open space reserved in the said land surrounding the said building left open as per building Regulations. The roof and the parapet walls of the building will also be a part of common portion for all the co-owners of the building. The co-owners are not entitled to make any kind of temporary or permanent construction on the roof of the building or on the common passage.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Cost of maintenance of common services or facilities)

1. Cost of maintenance, repairing, re-decorating etc. of the main structure and in particular the gutters, fresh and rain water pipe, drains, sewerage and water storage tanks and electric motors, generators, and other appliances and passages in or under or upon the building and enjoyed or used by the purchaser in common with the other occupiers of the flats and the main entrance passage landing staircase of the building enjoyed by the purchaser or used by his/her in common as aforesaid and the boundary walls of the building, compound terraces etc.
2. Cost of cleaning and lighting the passage, landing, staircase and other parts of building as enjoyed or used by the purchaser in common as aforesaid.
3. Cost of maintenance and decorating the exteriors of the building.
4. Cost of working and maintenance of light and service charges.
5. Municipal rates and taxes save those separately assessed for flat.
6. Premium of insurance of the building.
7. Costs and charges of establishment for maintenance of the building and the salaries of all persons employed for the same purpose.
8. The office expenses incurred for maintaining the office common purpose.



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

SIGNED, SEALED AND DELIVERED at..... in the presence of:-

For, Sajahan Construction Pvt. Ltd.

Sydan BSSNB
Director

Abu Bakkar Siddik Amin

[Handwritten signature]

INSTRUMENT 'A' REFERED
IN THE NOTARIAL CERTIFICATE

[Handwritten signature]

1.



VENDOR

For, Sajahan Construction Pvt. Ltd.

Sajahan Biswas

Director

2.

PURCHASER

Abu Bakkar Siddik Amin

Drafted and Identified
by me

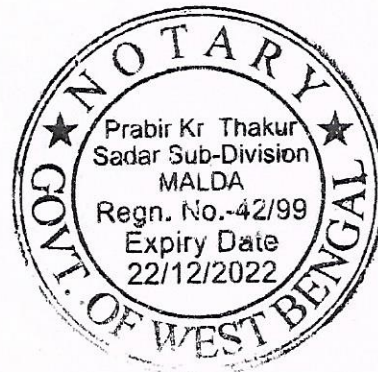
Bhanu Ch. Ghosh

Bhanu Chandra Ghosh
Advocate Malda Bar Association
Enrollment No : 26F/1337/98
Malda.

Drafted by; - Manas Das

INSTRUMENT 'A' REFERED TO
IN THE NOTARIAL CERTIFICATE

Prabir Kumar Thakur
Prabir Kumar Thakur
NOTARY.



04 AUG 2020

Prabir Kumar Thakur

ADVOCATE

NOTARY PUBLIC

Sadar Subdivision

Malda.

GOVT. OF WEST BENGAL

NATURE OF DOCUMENTS :



Professional Address & Residence

Vill. Chowki

P.O. Chowki Mirdadpur

Malda - 732202