

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the
day of Two Thousand Sixteen (2016) A.D.

BETWEEN PARAMOUNT ENGINEERING ENTERPRISES, a proprietorship firm, having its office at 235, Parnashree Pally, Post Office - **Parnasree**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060 - represented by its sole proprietor namely **SRI SWAPAN DHAR**, PAN - AFCPD1131J, son of Late Prafulla Kumar Dhar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-235, Parnashree Pally, Kolkata - 700060, hereinafter called and referred to as the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

The Owner/Vendor/First Party herein is being represented by his constituted ATTORNEY namely **M/S. LOKENATH ENTERPRISE**, a Sole Proprietorship Firm, having its Office at 20, S.N. Roy Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, represented by its Proprietor namely **SRI PRODIP BAG**, PAN-AGKPB4546N, son of Late Becharam Bag, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, S.N. Roy

Road, Post Office - Sahapur, P.S. Behala, Kolkata - 700038 by a registered **General Power of Attorney** which was registered on 24.09.2012 at the Office of A.D.S.R. Behala, South 24 Parganas and recorded at Book No. 1, CD Volume No. 32, Page Nos. 4539 to 4553, Being No. 09386 for the year 2012.

AND

M/S. LOKENATH ENTERPRISE, a Sole Proprietorship Firm, having its Office at 20, S.N. Roy Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, represented by its Proprietor namely **SRI PRODIP BAG**, PAN -AGKPB4546N, son of Late Becharam Bag, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 20, S.N. Roy Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, hereinafter jointly called and referred to as the "**BUILDER**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include his heirs, executors, administrators, successors-in-office, legal representatives and/or assigns) of the **SECOND PART**.

AND

(1), PAN -.....,
son of, by Nationality - Indian, by faith
- Hindu, by occupation -, (2)
....., PAN -....., wife of
....., by Nationality - Indian, by faith - Hindu,
by occupation - both are residing at
....., Post Office -
....., Police Station -, Kolkata
- OR PIN -, hereinafter
called and referred to as the "**PURCHASERS**" (which
expression shall unless excluded by or repugnant to the context
be deemed to mean and include their heirs, executors,
administrators, legal representatives and assigns) of the
OTHER PART.

A. In this Agreement for Sale unless it be contrary of
repugnant to the subject or context the following words
and/or expressions shall mean as follows :-

1.1. The said "**PROPERTY**" shall be divided and demarcated

portions of land measuring 4 Cottahs 13 Chittaks 25 Sft. comprised in Dag No. 956 and land measuring 9 Chittaks 5 Sft. comprised in Dag No. 956/2626 under Khatian No. 101 i.e. total land measuring **5 Cottahs 6 Chittaks 30 Sft.** lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprised in Dag Nos. 956 and 956/2626 under Khatian No. 101, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, K.M.C. Premises No. **335, Maharani Indira Devi Road, Kolkata - 700060** under Police Station - formerly Behala presently Parnasree, Addl. District Sub-Registry Office Behala in the District of South 24 Parganas containing in the Schedule - "A" or FIRST SCHEDULE hereunder written which shall also mean and include the new building or buildings to be constructed at the said premises together with additional floors or stories to be constructed thereon.

- 1.2 **"BUILDING"** shall be **G+4 Storeyed Building** inclusive of garage space which the BUILDER has agreed to

construct according to a sanctioned Plan at the said property.

- 1.3 **"FLAT"** shall mean a cover space consisting of bed rooms, drawing-cum-dining, toilet, kitchen, balcony etc. and all fittings, fixtures therein along with undivided share of land measuring super built up area more or less **475 Sft.** morefully described in the SCHEDULE - "B" written hereunder.
- 1.4 **"UNIT"** shall mean an covered space in the building intended of or capable of being exclusively occupied and enjoyed including facility of common toilet.
- 1.5 **"PAKRING SPACE"** shall mean only either in the open land and or ground or in any covered space as the case may be in the said property reserved for pakring of a motorcar/motor cycle as per sanction plan.
- 1.6 **"COMMON PARTS"** shall mean the equipment and accessories provided for and/or reserved in the said Building including the common passage around the

premises, courtyard, stair-case, landings, septic tank, Semi underground water reservoir, overhead tank and motor & pumps) (if any) electrical installations etc. for common use and enjoyment of the intending Purchasers.

1.7 **“COMMON EXPENSES”** shall mean and include a proportionate share of costs, charges and expenses for working, maintenance, upkeep, repairs and replacement of the common parts and common amenities excluding proportionate share of Municipal tax and other taxes and levies relating to or connected with the said Building and the said property Purchasers shall form Owner Association or Body or Owner Association in any name for maintenance and cost of maintenance will be borne by the owners proportionately.

1.8 **“PRINCIPAL AGREEMENT”** shall mean the Agreement dated **24.09.2012** between the Landowner/ First Party herein and the Builder/**Second** Party herein to the construction and erection of the

Building and sale of the flat/s in the Builder's Allocation thereof referred to above.

- 1.9 **"COVERED AREA"** shall mean the carpet area of the flat including internal partition walls and peripheral walls of that flat and 50% of common walls.
- 1.10 **"BUILT-UP AREA"** shall mean the summation of covered area and proportionate share of total staircase (as per sanction plan) to covered area.
- 1.11 **"COMMON AREA"** shall mean the common passage around the premises, courtyard, stair-cases, landings, septic tank, septic underground water reservoir, overhead tank, motor pumps, electrical installations etc. for common use and enjoyment of the intending Purchasers.
- 1.12 **"SUPER BUILT-UP AREA"** shall mean and include for the determination of the payable area for the intending Purchasers. Moreover it shall mean the summation of BUILT-UP AREA and **25%** of it.

1.13 **“PROPORTIONATE SHARE”** shall mean in the case of any unit/flat and/or car parking space the proportion or ration which the floor space of any flat, unit and/or any car parking space bears to the aggregate of all the floor spaces of all the flats and all the car parking spaces in the said property but excluding the area comprising the common parts and the common areas thereof in the said property and the building.

1.14 **“THE PRONOUN ‘HE’ or ‘HIS’”** in these presents shall mean and be construed to have been used to mean any person or persons (male or female) a firm a company or any other legal entity capable of holding property if the context so admits.

B. **WHEREAS** one SMT. TAPABALA NEOGI, widow of Jiban Tara Neogi of 10, Ganesh Chandra Avenue, P.S. Bara Bazar, Kolkata - 700013 was the sole and absolute owner and possessor of ALL THAT piece and parcel of land measuring 4 Cottahs 13 Chittaks 25 Sft. comprised in Dag No. 956 and land measuring 9 Chittaks 5 Sft. comprised in

Dag No. 956/2626 under Khatian No. 101 i.e. total land measuring **5 Cottahs 6 Chittaks 30 Sft.** lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprised in Dag Nos. 956 and 956/2626 under Khatian No. 101, formerly within the limits of South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, K.M.C. Premises No. 335, Maharani Indira Devi Road, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Addl. District Sub-Registry Office Behala in the District of South 24 Parganas and while she was possessing and enjoying her said property free from all sorts of encumbrances, in need of money said SMT. TAPABALA NEOGI sold, conveyed and transferred her said ALL THAT piece and parcel of land measuring 4 Cottahs 13 Chittaks 25 Sft. comprised in Dag No. 956 and land measuring 9 Chittaks 5 Sft. comprised in Dag No. 956/2626 under Khatian No. 101 i.e. total land measuring **5 Cottahs 6 Chittaks 30 Sft.** lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprised in Dag Nos. 956 and 956/2626 under Khatian No. 101, formerly within the limits of South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.

Unit), Ward No. 129, K.M.C. Premises No. 335, Maharani Indira Devi Road, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Addl. District Sub-Registry Office Behala in the District of South 24 Parganas TO AND IN FAVOUR OF said the **Owner/Vendor/First Party** herein by virtue of a registered Deed of Sale, which was duly registered in the office of A.D.S.R. Behala and recorded in Book No. 1, Volume No. 13, Pages 121 to 134, Being No. 1426 for the year 1991.

AND WHEREAS after purchasing the said property, the Owner/Vendor/First Party herein mutated its' name in the office of Kolkata Municipal Corporation (S.S. Unit) under Ward No. 129, being K.M.C. Premises No. **335, Maharani Indira Devi Road**, Kolkata - 700060 (Assessee No. 411290506558) and during possession, the Owner/Vendor/First Party herein was desirous of developing the said property by constructing a new **G+4 Storeyed Building** and the Owner/Vendor/First Party herein approached the Builder/**Second** Party herein for the purpose of developing the aforesaid property and after discussion, the Owner/Vendor/First Party and the Builder/**Second** Party herein entered into a registered

Development Agreement on **24.09.2012** at the Office of the Addl. District Sub-Registrar- Behala, South 24 Parganas and recorded at Book No. I, CD Volume No. 32, Pages 4439 to 4472, Deed No. 09379 for the year 2012 with the terms and conditions stipulated therein AND the Owner/ Vendor/ First Party herein has appointed the Builder/ Second Party herein as his constituted ATTORNEY BY virtue of a registered **GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT** which was duly registered on **24.09.2012** at the Office of Addl. District Sub-Registrar- Behala, South 24 Parganas and recorded at Book No. I, CD Volume No. 32, Pages 4539 to 4553, Being No. 09386 for the year 2012 AND the Owner/ First Party herein has granted to the Builder/ Second Party herein exclusive rights for commercially development of the land on the terms and conditions as contained in the **Development Agreement** dt. **24.09.2012**.

AND WHEREAS pursuant to the Development Agreement the Builder/ Second Party herein have started construction of the said **G+4 Storeyed Building** in accordance with the sanctioned Building Plan vide **B.S. Plan No. 2013140628**

dated **24.01.2014** which was sanctioned from the **Kolkata Municipal Corporation** out of which some portion morefully specified at the said **Development Agreement** dt. **24.09.2012** will be reserved for the Owner/ Vendor/ First Party herein as **OWNER'S ALLOCATION** and remaining portion will be reserved for the Builder/ Second Party herein as the **BUILDER'S ALLOCATION**.

AND WHEREAS the Purchasers, being interested in acquiring and owning one self contained **flat** being **Flat No. A-2** having a super built up area **475 Sft.** on the **First** floor, **South-West** side at the newly constructed building at **K.M.C. Premises No. 335, Maharani Indira Devi Road,** Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, in the District of South 24 Parganas at the **total** consideration of Rs. **14,00,000/-** (Rupees **Fourteen Lacs**) only and the Builder/ Second Party herein have agreed to sell the aforesaid **flat** along with the undivided share of the land and common amenities of the said land and building in favour of the Purchasers and the Purchasers have agreed to acquire the said unit, the common portions appropriately constructed directly from the Builder at the total

*consideration money of **Rs. 14,00,000/-** (Rupees **Fourteen Lacs**) only after taken inspection of a copy of the original conveyance in respect of the said premises and have also taken inspection of the abstract of Title Deeds relating to the said premises and have made themselves fully conversant with the contents of the said conveyance and abstract of title deed as well as the sanctioned building plan and have full satisfied themselves as to the title of the Owners regarding the said land at the said premises.*

NOW IT IS HEREBY AGREED, SETTLED DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) *The Purchasers have prior to the execution and entering into the Agreement have become satisfied themselves in respect of the said Landowner' right, interest on the said land and other necessary title deeds and papers of the land owner and Building. After execution of this Agreement if Purchasers want to take any sort of paper/ papers regarding this project, they will arrange those necessary paper/papers at their own costs.*

- 2) *That the Builder firm has agreed to sell and the Purchasers have agreed to purchase one **flat** in the proposed multi-storied Building on the said land shown and delineated and marked on the sanctioned plan annexed together with the common right on the common provisions including common paths, passages, lobbies, stair-cases including super built-up area.*
- 3) *That timely payment of installments by the Purchases is the essence of this contract and agreement.*
- 4) *That if the Purchasers fail to pay any installment/ installments as per "PAYMENT SCHEDULE" hereunder written, the construction work of the said flat may be kept in abeyance and the Builders will give verbal/ written notice to the Purchasers for effecting payment of the particular installment/installments within 15 days along with % percent interest per month on the outstanding dues of installments and the Purchasers shall be bound and hereby agree to pay. If the Purchasers does not pay the amount claimed as per agreement and Payment Schedule along with interest*

the Builder shall have every right to terminate/ revoke this Agreement/ Contract without giving the Purchasers any further time and notice and upon such termination of this Agreement/ Contract the Builders shall for forfeit % percent of the total Sale Value and the balance shall be refunded to the Purchasers by the Builders within 3 (three) months in 3 installments from the date of termination of this Agreement.

PAYMENT SCHEDULE REFERRED TO ABOVE

(Mode of Payment)

#	<i>At the time of signing this Agreement</i>	Rs. 10,00,000/-
#	<i>Within</i>	Rs.
#	<i>Within</i>	Rs.
#	<i>Balance amount will be paid by the purchasers to the Builder herein on or before registration of final Deed of Conveyance or handover the possession of the said flat and Car Parking space whichever is earlier.</i>	Rs. 4,00,000/-
		Total 14,00,000/-

- 5) *No Escalation will be charged on the Purchasers but hand over of possession may delayed subject to any*

act of nature, such as earthquake floods or any other natural calamity and or enemy, war, restriction by Govt., **Kolkata Municipal Corporation** or other public authorities or Judicial Authority or any other cause beyond the control of the Builder Firm. The Builder agree to give **possession of the said flat** to and in favour of the Purchasers herein within ~~December 2016~~ ¹² **months from the date of signing this Agreement for Sale.**

- 6) The total price of the said **flat** and ~~car parking space~~ is fixed **Rs. 14,00,000/-** (Rupees **Fourteen Lacs**) only.
- 7) That under any circumstances possession and hand over will not be given to the Purchasers until all payment as per said Payment Schedule herein before required to be made and clear full and final under this Agreement by the Purchasers to the Builder and necessary formalities and cost of Registration of flats are being observed and paid by the Purchasers.

- 8) That the cost of Registration Fees, Stamp Duty, legal fees for the conveyance and other expenses if any, in connection with the registration of the **flat** will be paid and borne by the Purchasers.
- 9) That if the Purchasers fails to purchase the said **flat** and express his/her/their inability whatsoever reason on their part before taking possession as per said Payment Schedule and Value, in that case, the Builder shall refund this paid money after deducting 2 % percent of the Total Sale Value as liquidated damage within 3 (three) months.
- 10) That if the Builder/ Second Party fails/ neglects to give possession/ handover/ finish the said flat/ car parking space to the Purchasers then the Builder will refund the money paid by the Purchasers along with statutory interest ~~% percent per month.~~ *interest at par with Banking Rates.*
- 11) The Builders firm do not make any guarantee for the supply of any particular quality and quantity of water to the Building, whatever water supply is given by the

Kolkata Municipal Corporation shall be supplied to the Building.

- 12) That the Purchases are at liberty any time during working hours to inspect/visit the construction work/process and progress.
- 13) Materials to be used standard quality & construction be marked strictly as per SPECIFICATIONS in the sanctioned plan.
- 14) That after taking possession the Purchasers shall not raise any objection regarding the quality of material used and/or fitted. Every possible care are being taken to procure standard quality of materials from the running market.
- 15) It is further agreed declared and confirmed that from the date of delivery of possession letter to the Purchasers by the Builder, the Purchasers shall pay and contribute their respective proportionate Municipal taxes Govt. revenues (occupier's share), electricity

charges, common maintenance charge & cost, service charge and other outgoings charges from time to time in respect of the said Finished Flat and shall pay other cost for providing additional facilities, if any however, any such fees, till the date of possession letter to the Purchasers will be paid and contributed by the Builder only in respect to the land.

- 16) *That the Builders shall make arrangement for individual separate Electric Meter in the names of the Purchasers, all costs, charges, fees to be borne by the Purchasers extra.*
- 17) *That before taking/offering possession letter by the Builder, the Purchasers are not allowed/permitted to undergo/erection any interior decoration work inside the unfinished flat without written consent of the Builder.*
- 18) *That the Purchasers shall not allow to let or sub-let, grant, lease, transfer or otherwise use the said flat or to sell to enter into any sort of agreement to sell unless getting the possession is giving by the Builder in written,*

but after registration of the said flat the Purchasers are free to allow to let, sublet grant lease, transfer or sale or enter into any short of agreement to sell and to receive the rents, profits without any interruption, disturbance, claim or demand whatsoever from the Builder or present Landowner or any person/s claiming through under or in trust for them.

- 19) *That the super built-up area referred to above shall mean and include proportionate share of common passage, except open car parking space, stair-case landing, water tanks and reservoir, main lobby on the ground floor, common paths which will be used by the occupants of the Building.*
- 20) *All costs, charges and expenses in connection with preparing, engrossing, stamping and registering all agreements, conveyances, transfer deeds or any other documents required to be executed by the Builder Firm on the Buyer as well as the entire Professional cost of the legal advise of the Builder Firm in preparing and approving all such documents shall be borne proportionately by the Buyers of flats, garage etc. in*

the same building. The Builder firm shall not contribute anything towards such expenses the proportionate share of such costs, charge and expenses payable by the Purchasers shall be paid by them immediately on demand.

- 21) *That the common rights and facility are enjoyable be the Owner and Purchasers will not be entitled to sell common right & facilities common areas & common parts that the Purchasers shall not through, accumulate any dirt, rubbish, waste on the ground floor in common space under any circumstances.*

AND WHEREAS *after full payment of all the dues relating to the above mentioned **flat**, the Builder is ready to give possession to the Purchasers. It is to be noted that the Builders herein will prepare the final Sale Deed through their advocate subject to approval of the Purchasers.*

AND WHEREAS *if the Purchasers make any delay for registration of the flat at the time of receiving letter of possession all responsibility regarding monetary and legal would be borne by the Purchasers in due course.*

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF ENTIRE PREMISES)

ALL THAT piece and parcel of land measuring 4 Cottahs 13 Chittaks 25 Sft. comprised in Dag No. 956 and land measuring 9 Chittaks 5 Sft. comprised in Dag No. 956/2626 under Khatian No. 101 i.e. total land measuring **5 Cottahs 6 Chittaks 30 Sft.** lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprised in Dag Nos. 956 and 956/2626 under Khatian No. 101, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, K.M.C. Premises No. 335, Maharani Indira Devi Road, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Addl. District Sub-Registry Office Behala in the District of South 24 Parganas. It is butted and bounded as follows :-

On the **North** :- 17'-0" wide Maharani Indira Devi Road.

On the **South** :- R.S. Dag No. 956/2626.

On the **East** :- Badamtala Kishor Sangha Club & Dag No. 955/1034.

On the **West** :- 12'-0" wide K.M.C. Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(Description of the **Flat** hereby sold)

Vitrified Tiles

ALL THAT one residential self contained **Marble** flooring **flat** being **Flat No. A-2** having a super built-up area **475 Sft.** more or less consisting of bed rooms, drawing-cum-dining kitchen, toilets, on the **First** floor, **South-West** side of the said Building with all fittings and fixtures along with undivided proportionate share or interest of the land at K.M.C. Premises No. K.M.C. Premises No. 335, Maharani Indira Devi Road, under Ward No. 129, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, in the District of South 24 Parganas, and which is particularly described in the Schedule 'A' hereinabove written.

The said **flat** has been morefully and particularly described in the annexed map/plan and depicted by the **RED** border lines and the said map/plan always will be considered as the part and parcel of this Indenture.

THE SCHEDULE 'C' REFERRED TO ABOVE :

(i.e. the common portion/common areas and facilities in the said building at the said Premises)

1. *Entrance and exists.*
2. *Boundary walls and main gate and all spaces and portions in between building walls and boundary walls of the said premises.*
3. *Entrance lobby.*
4. *Stair cases, landings on all floors.*
5. *Drainage and sewerage lines and other installation for the same except only those which are installed within the exclusive area of any unit/flat exclusively for use of respective Purchasers.*
6. *Water pump, pump room, underground and overhead reservoirs together with the common plumbing installation for carriage of water excluding only such parts of installation and fittings as are exclusively within and for the unit/flat.*

7. *Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land and the building as are necessary for passage to and/or user of the Units/flats in common by the co-owners.*
8. *Roof terrace on the top of the building.*
9. *Electrical wiring, meter room and fittings for common purposes.*
10. *Lawns in the ground floor.*
11. *Common passage, back space and lobbies on the ground floor excepting car parking area.*

THE SCHEDULE 'D' AS REFERRED TO ABOVE :

(The common expenses and maintenance of the Premises)

1. *The expenses of maintaining repairing redecorating and renewing the main structure and in particular thereof drainage system rain water discharge arrangements water supply and all common areas mentioned in the Schedule - "C" hereto.*

2. *The cost of cleaning and lighting the entrance to the Building, the passage and spaces around the building lobbies corridors stair-cases.*
3. *Cost of decorating the exterior of the premises.*
4. *All corporation rates taxes (consolidated) and all outgoings surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereof.*
5. *Salary, wages, fees and remuneration of lawyers, engineers accountant, durwans, technicians, plumber, electricians, masons, carpenters, peon and sweepers whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.*
6. *All expenses of common services and in connection with common areas and facilities.*
7. *Premium for insurance of the premises against earth quake and fire, if any.*
8. *The costs and expenses in connection with formation*

Association or Society as herein provided including fees to lawyers and charges for registration.

9. *Such other expenses as are necessary for or incidental to the maintenance and up keep of the premises and of the common areas facilities and amenities..*

All that above costs and expenses of the common portions and common service areas shall be vested to all the owners of flats of the said building and each have to pay the same proportionately, as are reasonably required.

SCHEDULE 'E' ABOVE REFERRED TO :

TECHNICAL SPECIFICATION OF CONSTRUCTION OF THE BUILDING

1. *General* : *The building shall be of R.C.C. (1:2:4) framed structure as per drawing and specification.*
2. *Brick Wall* : *All exterior brick wall shall be 0'.8"/ 0' thick with brick in sand cement mortar 1:6. All partition wall shall be 0'-3" thick with brick with sand cement Mortar 1:4.*

3. *Inside & Outside*

wall plaster : *1/2" thick plaster with sand cement
Mortar 1:6.*

4. *Ceiling Plaster* : *1/4" thick plaster with sand cement
Mortar 1:4.*

5. *Flooring* : *All bed rooms, drawing room,
verandah, kitchen and toilets' floor
shall be laid with Marble/tiles to
skirting upto 0'-6" height, Kitchen and
Toilet flooring with Marble/tiles upto
(2' x 2') size.*

6. *Toilet Dado* : *The dado of toilet shall be glazed tiles
upto 6'-0" height.*

7. *Garage flooring* : *1½" thick A.P.S. flooring.*

8. *Kitchen* : *Cooking table top will be of black
kodappa stone size 6'-0" x 21" dado
will be of glazed tiles above table top
upto 2'-0" height (one side).*

9. *Door Frame* : *All door frame will be of Treated wood
(4" x 2½").*

- : (30) : -

10. *Door Shutter* : *Door shutter will be of 35mm flush door shutter.*
11. *Window* : *All window will be of steel window with M.S. Grill with fully glazed with 3mm. glass (box grill).*
12. *Electric wiring* : *Concealed wiring with make copper wire KDK or Finolex will be provided in PVS conduit pipe.*
13. *Internal Water Line* : *Concealed 1/2" G.I. Pipe (medium) ISI mark (Non Tata).*
14. *Painting Work* :
- a) *Internal wall finishing* : *All inside wall will be finished with plaster of Paris.*
- b) *Outside wall* : *2 Coats Snowcem cement base paint.*
- c) *Door/ Window* : *~~2~~ Coats of Synthetic enamel paint over one coat of primer.*
15. a) *In Toilets.*

Sanitary fittings will be provided with the following fittings and of standard quality.

- i) *One commode/Indian type pan (white).*
 - ii) *One low down Cistern (P.V.C.) white.*
 - iii) *One 20"x 16" Basin (Porcelain white)*
 - iv) *One Geyser point.*
 - v) *One Shower and three taps will be provided in each toilet.*
- b) *In W.C.*
- i) *One Commode.*
 - ii) *One low down cistern (PVC).*
 - iii) *Two Taps.*
 - iv) *One Shower.*

16. *Kitchen :*

*One Black Top stainless steel sink 24"x 16" and 2 Nos.
Tap.*

17. *Sanitary and Plumbing :*

4" HOPE PULLY soil pipe.

4" DIA PULLY pipe for R.W.P.

18. *SCHEDULE OF ELECTRICAL POINT.*

*In each flat will be provided with the following Electrical
point.*

- 1) *Bed room each* : 1 No. *Single* bracket point, 1 No. tube ^{double} light point, 1 No. Fan point, 1 No. 5 Amps plug point on switch board.
2. *Drawing/Dining Room* : 1 No. Fan point, 1 No. Jhar point, 1 No. tube light point, 1 No. single bracket point, 1 No. 5 Amps Plug Point on switch board, 1 No. 15 Amp Plug Point for Freeze, 1 No. Telephone point in drawing room, 1 No. 5 Amp for TV/VCR point.
3. *Kitchen* : 1 No. light point, 1 No. Exhaust Fan Point, 1 No. 5 Amp Plug Point for Mixy and others.
4. *Toilet (Common)* : 1 No. light point, 1 No. 5 Amp plug point and one geyser point.
- * 5. *Toilet attached* : 1 No. light point, 1 no. Exhaust Fan point. 1 no. Geyser
6. *Verandah* : 1 No. light point, 1 No. 5 Amp plug on Switch board.
7. *Door Entrance* : 1 No. Call bell point.

Wire as per following specification

1.
 - i) *Wire* : *All wire copper single core make KDK/Finolex.*
 - ii) *Point* : *1/18 (1.044) gauge switch board to point.*
 - iii) *Light Sub-Main* : *3/22 (3.029) gauge (DB to Switch Board)*
 - iv) *Power Sub-Main* : *3/20 (3.036) gauge (DB to Power Board)*
 - v) *Main Line* : *7/20 (7.038) main switch to DB.*

HARD WIRES

1. *All hinges will be iron to doors and windows.*
2. *All doors will be provided Hardware fittings as follows :-*
 - i) *Tower Bolt* : *8" long x 10mm - 2 Nos. (Aluminium).*
 - ii) *Hasp Bolt* : *10" x 16 mm (Alum) 1 No.*
 - iii) *D (Handle)* : *6" long (Aluminium) 2 Nos.*
 - iv) *Door Stopper* : *1 No.*

MAIN DOOR.

- i) *Godrej Night Latch* : *1 No. (Each Flat)*
- ii) *Eye view* : *1 No.*

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their signatures on this the day, months and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of

WITNESSES :-

1.

As constituted **ATTORNEY**
for and on behalf of the
Owner/Vendor/first party herein
**SIGNATURE OF THE OWNER/VENDOR/
FIRST PARTY HEREIN**

2.

**SIGNATURE OF THE BUILDER/
CONFIRMING PARTIES/
SECOND PARTY HEREIN**

**SIGNATURE OF THE PURCHASERS/
THIRD PARTY HEREIN**

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.** (Rupees only as an advance/earnest money out of total consideration money of Rs. 14,00,000/- (Rupees Fourteen Lacs) only in the following manners :-

MEMO :

<u>CHEQUE NO./ CASH</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>AMOUNT (RS.)</u>
------------------------------------	--------------------	---------------------------------	--------------------------------

Total Rs.

(Rupees only)

WITNESSES :

1,

2.

**SIGNATURE OF THE BUILDER/
CONFIRMING PARTIES/
SECOND PARTY HEREIN**

Drafted by me,

Computer Printed at :
Panchanantala Lane
Kolkata - 700034.
By :