



पश्चिम बंगाल WEST BENGAL

42AB 396927

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made on this \_\_\_\_\_ day of  
Two Thousand and Twenty (2020).

**B E T W E E N**

(1) **SMT. SWAPNA MALAKAR**, having PAN – AOQPM4099F, wife of Sri Narayan Chandra Malakar, by occupation – Housewife and (2) **SRI NARAYAN CHANDRA MALAKAR**, having PAN – AOQPM4098E, son of Late Nibaran Chandra Malakar, by occupation - Business, both by faith - Hindu, by Nationality - Indian, both are residing at 4 No. Khalishakota Pally, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, Dist. North 24-Parganas, hereinafter called as the "**VENDORS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

DREAM DEVELOPER  
Ashwini Malakar  
Partner

DREAM DEVELOPER  
Bam Sakin  
Partner

The Vendors herein are represented by their constituted Attorney **DREAM DEVELOPER**, having PAN – **AAOFD2731K**, a Partnership Firm, having its Principal place of business at BH-40/1, Jessore Road, City Mall Market, Ground Floor, P. O. Rajbari, P. S. Airport, Kolkata - 700 081, Dist. North 24-Parganas, represented by its Partners viz. (1) **SRI ASHIM MALAKAR**, having PAN – **ANEPM7282K**, son of Late Suklal Malakar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 2½ No. Airport Gate, Motilal Colony, P. O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, District North 24-Parganas and (2) **SRI BARUN SAHA**, having PAN – **APMPS8297Q**, son of Sri Birendra Nath Saha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 10/6, Pulin Avenue, P. O. Rajbari, P. S. Dum Dum, Kolkata - 700 081, District North 24-Parganas by virtue of a Development Power of Attorney dated 20th day of April, 2018 duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2018, Pages from 162822 to 162844, Being No. 150603483 for the year 2018.

**A N D**

**DREAM DEVELOPER**, having PAN – **AAOFD2731K**, a Partnership Firm, having its Principal place of business at BH-40/1, Jessore Road, City Mall Market, Ground Floor, P. O. Rajbari, P. S. Airport, Kolkata - 700 081, Dist. North 24-Parganas, represented by its Partners viz. (1) **SRI ASHIM MALAKAR**, having PAN – **ANEPM7282K**, son of Late Suklal Malakar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 2½ No. Airport Gate, Motilal Colony, P. O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, District North 24-Parganas and (2) **SRI BARUN SAHA**, having PAN – **APMPS8297Q**, son of Sri Birendra Nath Saha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 10/6, Pulin Avenue, P. O. Rajbari, P. S. Dum Dum, Kolkata - 700 081, District North 24-

DREAM DEVELOPER

Ashim Malakar

Partner

DREAM DEVELOPER

Barun Saha

Partner

Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office and assigns) of the SECOND PART.

A N D

(1) **SWAGATA BHATTACHARYA**, having PAN – AMFPB2354K, son / wife / daughter of **BHABANI PRASAD BHATTACHARYA**, by faith - Hindu, by Nationality – Indian, by occupation - Service, residing at Word No. 3, Ratnanli, Radha Ballavpure, Tamluk, East-Midnapore, WB- 721627 and (2) **SMT TAPATI BHATTACHARYA** having PAN – AGUPB8627J, son / wife / daughter of **BHABANI PRASAD BHATTACHARYA**, by faith - Hindu, by Nationality – Indian, by occupation – House wife, residing at Word No. 3, Ratnanli, Radha Ballavpure, Tamluk, East-Midnapore, hereinafter called as the "PURCHASER(S)" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS the Vendor No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 9 (nine) Cottahs 7 (seven) Chittacks more or less but presently as per physical measurement 5 (five) Cottahs 5 (five) Chittacks 2.5 (two point five) sq. ft. more or less (after deduction of Road and others) lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in Dag No. 1849 & 1847, under Khatian No. 355, 354, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - I of the First Schedule hereunder written from Sri Nibaran Chandra Malakar by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum

DREAM DEVELOPER

Asmita Malakar

Partner

DREAM DEVELOPER

Banmala

Partner

Dum and recorded in Book No. 1, Volume No. 104, pages 106 to 109, Being No. 5442, for the year 1980 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Vendor No. 1 Smt. Swapna Malakar became the sole and absolute owner of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 309, K. K. Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as the Vendor No. 1 Smt. Swapna Malakar will think fit and proper.

**AND WHEREAS** the Vendors herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 6 (six) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas which is morefully mentioned in the Part - II of the First Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 61, pages 299 to 320, Being No. 2829, for the year 1990 against valuable consideration mentioned thereon, where Sri Parimal Datta and others signed therein as the Confirming Party.

DREAM DEVELOPER  
*Asmin Malakar*  
Partner

DREAM DEVELOPER  
*Bandyopadhyay*  
Partner

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Vendors herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No. 150 (1338), Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as the Vendors shall think fit and proper.

**AND WHEREAS** the Vendors herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 9 (nine) Chittacks 41 (forty one) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - III of the First Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 61, pages 321 to 340, Being No. 2830, for the year 1990 against valuable consideration mentioned thereon, where Sri Parimal Datta and others signed therein as the Confirming Party.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Vendors herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No.

DREAM DEVELOPER  
Aswini Malakar  
Partner

DREAM DEVELOPER  
Bijoy John  
Partner

149 (1337), Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right to sell, convey and transfer the same as the Vendors shall think fit and proper.

**AND WHEREAS** the Vendors herein Smt. Swapna Malakar and Sri Narayan Chandra Malakar jointly purchased a piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 32.25 (thirty two point two five) sq. ft. more or less including passage as per physical measurement 4 (four) Cottahs 22.5 (twenty two point five) sq. ft. more or less lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - IV of the First Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 13, pages 357 to 368, Being No. 3384, for the year 1990 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Vendors herein became the joint owners of the said property and mutated their names in the records of local North Dum Dum Municipality and obtained Holding No. 148 (1335), Chandpur Pally and are paying municipal taxes in their names as absolute owners and occupiers thereof and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions

DREAM DEVELOPER

Swapna Malakar

Partner

DREAM DEVELOPER

Sri Narayan Chandra Malakar

Partner

from any corners together with right to sell, convey and transfer the same as the Vendors shall think fit and proper.

**AND WHEREAS** the Vendor No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 2 (two) Cottahs more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas which is morefully mentioned in the Part - V of the First Schedule hereunder written from Sri Saibal Dasgupta by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 121, pages 381 to 392, Being No. 5159, for the year 1991 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Vendor No. 1 Smt. Swapna Malakar became the sole and absolute owners of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 42 (1425), K. K. Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right title and interest to sell, convey and transfer the same as the Vendor No. 1 Smt. Swapna Malakar will think fit and proper.

**AND WHEREAS** the Vendor No. 1 Smt. Swapna Malakar purchased a plot of land measuring an area of 1 (one) Cottah 15 (fifteen) Chittacks 38 (thirty eight) sq. ft. more or less, lying and situated at Mouza - Sultanpur, J. L. No.

DREAM DEVELOPER

Ashvini Malakar  
Partner

DREAM DEVELOPER

Bonny Malakar  
Partner

10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, presently in the District of North 24-Parganas, which is morefully mentioned in the Part - VI of the First Schedule hereunder written from Smt. Anjali Rani Dey by virtue of one Deed of Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 112, pages 191 to 202, Being No. 4157, for the year 1987 against valuable consideration mentioned thereon.

**AND WHEREAS** by virtue of aforesaid Saf Bikray Kobala, the Vendor No. 1 Smt. Swapna Malakar became the sole and absolute owner of the said property and mutated her name in the records of local North Dum Dum Municipality and obtained Holding No. 155 (1472), Chandpur Pally and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with absolute right title and interest to sell, convey and transfer the same.

**AND WHEREAS** in that circumstances, the Vendors herein became the joint owners of the specific land as per physical measurement 21 (Twenty One) Cottahs 6 (Six) Chittacks 32 (Thirty Two) Sq.ft. more or less, morefully mentioned in the Part - VII of the First Schedule hereunder written and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Vendors will think fit and proper.

DREAM DEVELOPER

*Ashwini malakar*  
Partner

DREAM DEVELOPER

*Barnali Das*  
Partner



**AND WHEREAS** with a view to develop the aforesaid plot of land by raising construction of several numbers of multi storied buildings consisting of several self contained flats and / or units, the Vendors herein entered into a registered Development Agreements dated 20.04.2018, with the Developer herein under some terms and conditions mentioned which was duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 1506-2018, Pages 162423 to 162456, Being No. 150603472 for the year 2018 and the Vendors herein also executed one Development Power of Attorney dated 20.04.2018, duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2018, Pages from 162822 to 162844, Being No. 150603483 for the year 2018 empowering the Developer to do all acts, deeds and things in respect of the said property on their behalf and to construct and complete the said building as well as to sell, convey and transfer the Developer's Allocated units of the proposed building to any intending buyer or buyers as the Developer will think fit and proper.

**AND WHEREAS** in terms of the said Development Agreements and Development Power of Attorney, the Developer herein obtained a Building Sanctioned Plan vide No. ----- dated ----- from the concerned North Dum Dum Municipality and started construction on the same which is now going in progress.

**AND WHEREAS** the Developer has invited offer to sale one Flat vide No. H-3, on the 3<sup>rd</sup> Floor, (North) side, measuring a super built up area of 779 sq. ft. and One Twin Share covered Garage portion also mentioned measuring 120 Sq.ft. more or less with the undivided proportionate share of the said premises including right to use as common all common service area of the said building and proportionate right on the land.

DREAM DEVELOPER

*Asmita Mallick*  
Partner

DREAM DEVELOPER

*Benny Datta*  
Partner

**AND WHEREAS** the Purchaser(s) **has / have** taken inspection of the lay out as aforesaid and have made **himself / herself / themselves** satisfied as to the marketable title of the Vendors and the Purchaser(s) have approached the Vendors and Developer for purchase the said Flat vide No. **H- 3**, on the **3<sup>rd</sup>** Floor, (North) side, measuring a super built up area of **779** sq. ft. and **One** Twin Share covered Garage portion also mentioned measuring 120 Sq.ft. more or less of the building more fully described in the Second Schedule written hereinafter referred to as the said Flat subject to good and marketable title being made in respect of the said flat being found free from all encumbrances, the total cost of the said Flat & Garage is **Rs. 28,70,700/-** (Rupees Twenty Eight Lacs Seventy Thousand Seven Hundred) only.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. That the Vendors and the Developer have agreed to sell and the Purchaser(s) shall agreed to purchase one Flat vide No **H- 3**, on the **3<sup>rd</sup>** Floor, (North) side, measuring a super built up area of **779** sq. ft. **@3300/-** per Sqft with 1% GST and **One** Twin Share covered Garage portion also mentioned measuring 120 Sq.ft. **@3,00,000/-** with 1% GST along with the undivided proportionate share of land of the said building and right to use all common service of the said building more fully and particularly mentioned in the Second Schedule written hereinafter cost of the Flat along with the undivided proportionate share of land of the said building is **Rs. 28,70,700/-** (Rupees Twenty Eight Lacs Seventy Thousand Seven Hundred) only..
2. That the Purchaser(s) paid to the Vendors and the Developer on or before the execution of this Agreement a sum of **Rs. 28,70,700/-** (Rupees Twenty Eight Lacs Seventy Thousand Seven Hundred) only. as and by way of booking money and / or part payment of the consideration money (receipt whereof the Developer do hereby admit

DREAM DEVELOPER

*Ashwin Malakar*

Partner

DREAM DEVELOPER

*Ram Ram*

Partner

and acknowledge) and balance amount shall be paid by the Purchaser(s) to the Developer as per payment Schedule. The Vendors and the Developer shall deliver the possession of the said flat within **24(Twenty Four) months** from the signing of this agreement and the Vendors execute a Deed of Conveyance in favour of the Purchaser(s) herein or **his / her / their** nominee within the stipulated period after receiving balance consideration amount and at the time of final measurement, If the area of Flat is excess more than area of **779 Sq.ft.** more or less then the Purchaser(s) shall pay the cost of excess area at the rate of **Rs. 3300/-** per Sq.ft. to the Developer and on the other side, if the area of flat is less than the area **779 Sq.ft.** more or less, the Vendors and Developer shall refund the cost of less area at the rate of **Rs. 3300/-** per Sq.ft. to the Purchaser(s).

3. The Purchaser(s) shall pay the cost of electric meter at **his / her / their** own cost.
4. That the Purchaser(s) shall pay to the Vendors and Developer the maintenance charges of the said building per month from the date of delivery of the said possession or receive letter of possession of the said Flat from the Vendors and Developer which ever is earlier till the formation of the Owner's Association.
5. In case the Purchaser(s) fail to pay the balance amount as per payment Schedule mentioned below from the signing of this agreement or intend to cancel this agreement and in that event the money already paid or to be paid by the Purchaser(s) shall be returned by the Developer to the Purchaser(s) within **6 (Six) months** after deducting **10%** on actual payment.
6. That Vendors and the Developer does hereby covenant with the Purchaser(s) that the said Flat agreed to be hereby sold is free from all encumbrances.

DREAM DEVELOPER

*Aswin Melakkar*

Partner

DREAM DEVELOPER

*Ram*

Partner

7. The common service of the building are the stairs, pump, overhead tank, sewer line, rain water pipes, septic tank and pits, exterior painting or wall and doors / windows.
8. That the Vendors and Developer shall have no objection if the Purchaser(s) shall be entitled to take loan from any financial institute by way of mortgage of this agreement.
9. The Purchaser(s) will pay extra charges for extra additional work by cash or cheque before execution of the extra job if it done by the consent / request of the Purchaser(s).
10. That the Vendors and Developer are at liberty to sue the Purchaser(s) for specific performance of contract and the Purchaser(s) also is at liberty to suit the Vendors and Developer for specific performance of this contract.
11. Full payment should be cleared before possession and registration.
12. The name of the building shall be decided by the Vendors and the Developer.
13. The said Flat shall be completed within 2 (two) years from the signing of this agreement but the time may be extended for force majeure acts of God.
14. The agreement for sale and deed of conveyance will be prepared by Advocate of Developer, but all necessary stamp duty, registration charges and advocate fee etc. shall be beard by the Purchaser(s).
15. The Vendors and the Developer shall execute the registered Deed of Conveyance in favour of the Purchaser(s) or his / her / their legal heirs whenever called upon to do so by the Purchaser(s).
16. If the Vendors and the Developer fails to hand over the possession of the said Flat within the stipulated period, the Purchaser(s) can claim interest at Bank rate.

DREAM DEVELOPER

*Ashwin Malakar*  
Partner

DREAM DEVELOPER

*Bann Kalia*  
Partner

17. That the Purchaser(s) shall be liable to pay the GST as per applicable by the Government from time to time to the Developer as per Govt. rules.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**PART - I**

**ALL THAT** piece and parcel of a plot of land measuring an area of 9 (nine) Cottahs 7 (seven) Chittacks more or less but after deduction of Road area and others as per final physical measurement 5 (five) Cottahs 5 (five) Chittacks 2.5 (two point five) sq. ft. more or less (Road area : 1 Cottah 9 Chittacks) lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in Dag No. 1849 & 1847, under Khatian No. 355, 354, being Holding No. 309, K. K. Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

**ON THE NORTH** : Land under C. S. Dag No. 2115.

**ON THE SOUTH** : 15' ft. wide Road and land under Dag No. 1847 &

1849.

**ON THE EAST** : Land under Dag No. 1847 & 1849.

**ON THE WEST** : Plot No. 'A'.

**PART - II**

**ALL THAT** piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 6 (six) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 150 (1338), Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum

DREAM DEVELOPER

*Aswini Malakar*

Partner

DREAM DEVELOPER

*Barnali Saha*

Partner

Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

ON THE NORTH : Plot No. 'A'.  
ON THE SOUTH : Plot No. 'C'  
ON THE EAST : Plot No. 7.  
ON THE WEST : Land of C. S. Dag No. 1846.

**PART - III**

ALL THAT piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 9 (nine) Chittacks 41 (forty one) sq. ft. more or less including passage lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 149 (1337), Chandpur Pally Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows : -

ON THE NORTH : Land under C. S. Dag No. 2114, Road  
and

C. S. Dag No. 2115.

ON THE SOUTH : Plot No. B.

ON THE EAST : Plot No. 8 & 9.

ON THE WEST : Land of C. S. Dag No. 1846.

**PART - IV**

ALL THAT piece and parcel of a plot of land measuring an area of 4 (four) Cottahs 32.25 (thirty two point two five) sq. ft. more or less including passage as per physical measurement 4 (four) Cottahs 22.5 (twenty two point five) sq. ft. more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under R. S. Khatian No. 342, being Holding No. 148 (1335), Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the

DREAM DEVELOPER

*Aswin Mallick*

Partner

DREAM DEVELOPER

*Bannu Jha*

Partner

local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

**ON THE NORTH** : Plot No. B, land of owners and 15' ft. Road  
**ON THE SOUTH** : Dag No. 2147.  
**ON THE EAST** : Plot No. 6.  
**ON THE WEST** : Land of Dag No. 1846

**PART - V**

**ALL THAT** piece and parcel of a plot of land measuring an area of 2 (two) Cottahs more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, being Holding No. 42 (1425), K. K. Pally Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

**ON THE NORTH** : Dag No. 1806/2115.  
**ON THE SOUTH** : Dag No. 1806/2115.  
**ON THE EAST** : 15' ft. wide Road.  
**ON THE WEST** : N. C. Malakar

**PART - VI**

**ALL THAT** piece and parcel of a plot of land measuring an area of 1 (one) Cottah 15 (fifteen) Chittacks 38 (thirty eight) sq. ft. more or less, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1806/2115, under Khatian No. 342, being Holding No. 155 (1472), Chandpur Pally, Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

**ON THE NORTH** : Land of owners.  
**ON THE SOUTH** : Land of owners.

DREAM DEVELOPER

Aswin Malakar

Partner

DREAM DEVELOPER

Born Johnson

Partner

ON THE EAST : 15' ft. wide Road.  
ON THE WEST : Land of owners.

**PART - VII**

**(Description of the total property)**

**ALL THAT** piece and parcel of total plot of land as per physical measurement 21 (Twenty One) Cottahs 15 (Fifteen) Chittacks 30 (Thirty) Sq.ft. more or less together with under construction of multi-storied buildings which is called and known as "**AIRPORT GARDEN**" standing thereon being Amalgamated Holding No. 309, K.K. Pally, P.O. Rajbari, Kolkata - 700 081, lying and situated at Mouza - Sultanpur, J. L. No. 10, R. S. Nos. 148, Touzi No. 173, comprised in R. S. Dag No. 1849 & 1847, 1806/2115, under R. S. Khatian No. 342, 355, 354, New Modified Khatian No. 3799, 3800, Ward No. Ward No. 28 (Old) 19 (New), within the jurisdiction of Dum Dum Police Station, within the local limits of North Dum Dum Municipality, in the District of North 24-Parganas and the said plot is butted and bounded as follows :-

**ON THE NORTH** : 15' ft. wide Road, R. S. Dag No. 1806/2115.

**ON THE SOUTH** : 15' ft. wide Road & Belghoria Express Highway & Service Road.

**ON THE EAST** : 16' ft. wide Road & R. S. Dag No. 1806/2115

**ON THE WEST** : R. S. Dag No. 1846 (Property of Narayan Chandra Malakar & Swapna Malakar)

**THE SECOND SCHEDULE REFERRED TO ABOVE**  
**(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)**

DREAM DEVELOPER  
Asmin Malakar  
Partner

DREAM DEVELOPER  
Bommalakar  
Partner



**ALL THAT** part and parcel of one Flat vide No. H- 3, on the 3<sup>rd</sup> Floor, (North) side, measuring a super built up area of 779 sq. ft. more or less consisting of Three Bed Room/s, one Dining cum Drawing, one Kitchen, Two- Toilet/s and One Balcony / Verandah of the multi storied Building, together with common staircase of the said building with proportionate share of land and interest, right of benefit to use drain and land below and the said building together with occupiers of the other Flats / rooms of the said respective building an also the right of easements, benefits and / or interest on other common paths, passage, drains, pipes with other amenities and equipments with the Owner of the other Apartment of the said building.

Calculation of Flat Covered Area + Proportionate Stair case + %Service Charges

**PAYMENT SCHEDULE**

1.	At the time of signing of this Agreement	Rs. 5,79,881/-
2.		Rs.
3.		Rs.
4.		Rs.
6.	At the time of Registration and / or handed Over the possession of the Flat	Rs.
	<b>TOTAL</b>	Rs. _____

(Rupees -----) only

**PART - III (SPECIFICATION)**

1. **SIZE OF COMPLEX** : The site is measuring about 21 (Twenty One) Cottahs 15 (Fifteen) Chittacks 30 (Thirty) Sq.ft. more or less of land

**DREAM DEVELOPER**  
*Asmin Mallick*  
 Partner

**DREAM DEVELOPER**  
*Pranika*  
 Partner

under North Dum Dum Municipality, P. S. Dum Dum, Dist. North 24-Parganas.

2. **BUILDING WORKS** : The complex has a R.C.C. structure consisting of multi- storied with car parking space, common staircase etc. on the Ground Floor and Lift.
3. **FOUNDATION & SUPERSTRUCTURE** : R.C.C. Beam & column foundation system for super structure.
4. **FINISHING**: The entire internal and external surface will be plastered with cement of required thickness and proportion, Plaster of putty will be provided to bed rooms, living and dining room.
5. **FLOOR** : Full Floor Marble Dining finish with stair (Good quality) and Bed Room, Balcony, living / Dining floor finished. In Toilet floor shall be finished marble and in Kitchen floor marble. Wall tiles will be 5'-0" height for toilet.
6. **KITCHEN** : Kitchen slab in of black stone and sink of Block Stone, wall above kitchen slab upto 2'-6" ft. height with white glazed tiles.
7. **ELECTRICAL** : Concealed wiring 4 point in each bed room, 5 point in living / Dining room, 1 light point in each toilet, in kitchen one light point, one exhaust fan point and one 15 Amp. Plug one light point in verandah, Geysar point / Inverter point.
8. **SANITARY** : One white commode in attached toilet and one White Commode in common toilet 3 CP Water mixture point in one toilet and one water point in sink at kitchen lowdown PVC cistern will be provided at toilet, required bath room fittings will be provided Geysar point.
9. **DOOR FRAME & DOOR** : All door frames made of sal wood. All doors will be flush door and main door shall be wooden.
10. **WINDOW** : Aluminum channel windows with M. S. grill covering (except Balcony)

DREAM DEVELOPER  
Aswin Mandal  
Partner

DREAM DEVELOPER  
Srinivas  
Partner

11. Lift facility available.
12. **EXTRA WORK** : Any extra work other than the standard schedule shall be charged extra as decided by the builder / developer or their engineer and such amount shall be deposited before the execution of such work.

**PART - IV**

Common facilities and amenities shall include corridor, pathways, passage ways, drive ways, pump room, meter installation place, main meter, pump and motor, overhead water reservoirs, septic tanks and other facilities which may be mutually agreed upon between the parties and required for establishment location, enjoyment, provision, roof and terrace of the building maintenance and / or management of the building.

**IN WITNESS WHEREOF** the Vendors / Developer and the Purchaser(s) hereto set and subscribed in their respective hands and seals on the present day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

In the presence of -

1.

2. As Constituted Attorney of -

DREAM DEVELOPER  
*Aravind Malakar*  
Partner

DREAM DEVELOPER  
*Bharathi*  
Partner

(1) SMT. SWAPNA MALAKAR  
and  
(2) SRI NARAYAN CHANDRA MALAKAR,

**DREAM DEVELOPER**

*Ashini Malakar*

**Partner**

**SIGNATURE OF THE VENDORS**

**DREAM DEVELOPER**

*Swapna Malakar*

**Partner**

**SIGNATURE OF THE DEVELOPER**

Drafted by me : -

**SIGNATURE OF THE PURCHASER(S)**

**RECEIVED** of and from the within named Purchaser(s) within mentioned sum of Rs. 9,63,207/- (Rupees Nine Lacs Sixty Three Thousand Two Hundred Seven) only as earnest money of the said Flat as per Memo of consideration below : -

**MEMO OF CONSIDERATION**

**Cash/**

**Cheque No. Date**

**Bank & Branch**

**Amount (Rs.)**

WITNESSES :

1.

2.

DREAM DEVELOPER

*Ashim malakar*

Partner

DREAM DEVELOPER

*Bhramar Jahan*

Partner

---

SIGNATURE OF THE DEVELOPER