



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 099337

Manab Mukherjee

Manab Mukherjee



AGREEMENT FOR SALE

This AGREEMENT FOR SALE made on this 30th day of,
(Two Thousand Nineteen).

30 SEP 2019
SEP. 2019

1

D.N. GHOSHAL
NOTARI PUBLIC
Rgd. No. 12/02

30 SEP 2019

*Original received Manab Mukherjee
on 30th September 2019*



BETWEEN

1> Smt. MALATI SINHA (PAN NO - AHVPS5964P) W/O Arun Kumar Sinha, By faith - Hindu, Nationality - Indian, By Occupation - Retired, residing at Ananya Apartment, Flat No - 1/D, 1st Floor, 4/3 B.T Road, P.O and P.S - Khardah, Dist - 24 PGS (North), Kolkata - 700117.

2> Smt. MADHABI KAR (PAN NO - BRXPK3176L) W/O Samar Kar By faith Hindu, Nationality - Indian, By Occupation - Housewife residing at Village Jassore Road (Barasat), Nadagarh, P.O - Kazipara, P.S - Barasat, Dist. - 24 PGS (North),

3> Smt. BULA DAS (PAN NO - BQGPD3198D) W/O Kalyan Kumar Das, By faith - Hindu, Nationality - Indian, By Occupation - Housewife residing at B-14/103, Peerless Nagar, P.O - Panihati, P.S - Khardah, Dist. - 24 PGS(North), Kolkata - 700114,

4> RITA CHAKRABORTY (PAN NO - AKXPC6799F) W/O Asim Chakraborty, By faith - Hindu, Nationality - Indian, By - Occupation - Housewife residing at Asutosh Apartment, 1st floor, Flat No - 105, 4 No Desbandhu Nagar, P.O - Sodepur, P.S - Khardah, Dist. - 24 PGS(North), Kolkata - 700110,

Hereinafter called as the **LAND OWNERS /FIRST PART** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, administrators and assign) of the **FIRST PARTY**.

AND

1> BHOLA PRASAD ROY (PAN NO - AIZPR3193C) Son of Late Durga Prasad Roy By faith - Hindu, Nationality - Indian, By Occupation - Business residing at T. N. G Road, P.O - Panihati, P.S - Khardah, Kolkata - 700114,

2> KAJAL PARAMANIK (PAN NO - BBPPP9485L), S/O Ratan Paramanik By faith - Hindu, Nationality - Indian, By Occupation - Business residing at Ram Krishna Ashram Road, P.O - Panihati, P.S - Khardah, Kolkata - 700114.



3> **AMAL KUMAR ROY** (PAN NO - DTPPR3618E) Son of Late Mani Shankar Roy ,
By faith - Hindu , Nationality -Indian, By Occupation – Bussiness, residing at
35,R.N.T Road, 4No D.B Nagar, P.O -Sodepur, P.S- khardah, Kolkata - 700110,
comprising AKB GROUP A Partnership firm having its Registered Office at
Dinanta Apartment ,Ground Floor ,Room No – 7, B.T Road , PO - Sodepur ,P.S
- Khardah, Dist- 24 PGS(NORTH), Kolkata -700110 hereinafter called as
DEVELOPER/SECOND PART (Which expression shall unless excluded by or
repugnant to the context be deemed to include his heirs, successors,
administrators and assigns) of the **SECOND PARTY**.

AND

1>**Sri. MANAB MUKHERJEE** (Pan AQEPM9650L) Son of Manik Mukherjee, By faith
- Hindu , Nationality -Indian, By Occupation – Service 2> **Smt.ANANYA**
MUKHERJEE (PAN NO - AQEPG2058A) Wife of Sri Manab Mukherjee, By faith -
Hindu, Nationality - Indian, By Occupation - Service, both are residing at 2 No
Subhash Nagar, P.O - Sukhchar, P.S - Khardah, Dist. - 24 PGS(North) , Kolkata –
700115 hereinafter called as **PURCHASERS/THIRD PART** (Which expression shall
unless excluded by or repugnant to the context be deemed to include his heirs,
successors, administrators and assigns) of the **THIRD PARTY**.

WHEREAS the owner is absolutely seized and possessed of an sufficiently entitled
to and the absolute owner of the piece and parcel of land by the strength of his
registered deed Dated 16.01.2002 registered at A.D.S.R.O Barrackpore , Being
Deed no 364, Being CS Dag No - 3322, under CS Khatian No - 431, J.L No -9 ,RE Su
No -14, Touzi No - 156, Ward No – 2 , Holding No – 26, Arabinda Pally under
Panihati Municipality at Mouza – Sukhchar , District - 24 Parganas(North), P.S –
Khardah total area of land 3Cottahs 6 Chittacks 25 SQ.FT more or less.

Whereas Sri Bholu Prasad Roy and others carried on the business in the name
and style of AKB GROUP its A Partnership Firm having its Registered Office at
Dinanta Apartment ,Ground Floor ,Room No – 7, B.T Road, PO -Sodepur, P.S -
Khardah, Dist- 24 PGS(NORTH), Kolkata -700110 entered into a registered
“DEVELOPMENT AGREEMENT” on 10.10.2018 Vide Book No -1 , Volume No -

3

D.N. GHOSHAL
NOTARI PUBLIC
Reg. No. 12/02

30 SEP 2019



TERMS AND CONDITIONS

1. That the second party have agreed to sell "B" scheduled Flat together with proportionate rights of common area and facilities in proposed multi-storied Building for the consideration of Rs 17,20,000.00 (Rupees Seventeen Lacs Twenty Thousand Only) and the said amount shall be paid as per particular of the said agreement.
2. The purchasers agreed to purchase the scheduled "B" Flat at the same consideration value and purchasers paid an amount of Rs 20,000/- (Rupees Twenty Thousand Only) and Rs 1,30,000/- (Rupees One Lacs Thirty Thousand Only) by vide Cheque No – 000025 of B.O.B, Sodepur Branch Dated 02/08/2019 and by vide Cheque No - 000026 of B.O.B, Sodepur Branch Dated 13/08/2019, respectively, only as earnest money on the date of execution of this agreement for sale, which is free from all encumbrances.
3. That the second party will deliver the relating documents of Flat to the Third Party or Purchasers for necessary searching of rights, title, and interest for the said flat.
4. That the purchasers will register the Flat within the 14 Month from the date of execution of the agreement for sale after payment of balance consideration to the Second party or Developer.
5. That at the time of registration the second party should complete all the work relating to said flat for the purpose of Mutation of the flat to the local Municipality bought by the purchasers.
6. That the third party will pay extra cost for the extra work other than mentioned in the scheduled "c" like installation of any collapsible gate, cost for supply and fixing of Granite cooking platform etc to Second Party.
7. Both the parties are complying with terms and condition mentioned in this agreement otherwise any party can take legal action against each other under the jurisdiction of the Indian.
8. That the purchasers and seller both should not entered in to agreement for sale to any other party for this Flat specified in schedule "B" before completion of sale.



Wall – Internal : Putty-finished ; External : Weather coat paint.

Floors – All rooms and verandah including toilets, are laid with tiles (NITCO OR JONSON) and skirting of the floor of the toilet 0.4 ft height.

Balcony – open Balcony up to 3 ft Hight Railing.

Door – Sal-wood frame with flush door shutter. Synthetic doors and frame at toilet.

Windows – Sliding aluminum windows with clear glass panel.

Kitchen – Glazed tiles up to the height of 30 inches above kitchen platform. Cooking platform is of black stone and Stainless steel sink.

Toilet – Glazed tiles upto the height of six feet, CP bath fittings, sanitary fitting, PVC cisterns of reputed make with ISI mark, and one Gysar Point in master Toilet.

Electric – Concealed ISI marked (Finolex, KEI copper wiring) with switches (Pritam). Adequate light and power points.

Stair & Common Lobby – Marble with stair railing.

Roof – Cemented roof tiles or I.P.S. will be laid to proper slope.

Lift – Lift (Otis compatible)

Sewerage – P.V.C pipe (Astrall or Supreme) with septic tank.

Painting – Putty finish without colour in inside of the room and Weather Shield (ICI) in outside of the building.

Water supply – underground and overhead water reserver with boar-well including sensor based pump operation.

Other than the specification of the construction work hereby mentioned in the agreement will be chargeable and that should be paid to developer before getting the possession of the said Flat.



IN WITNESS WHEREOF the parties hereunto set and subscribed its hands on the day, month and year written.

SIGNED, SEALED & DELIVERED

Presence of:

Witnesses:

① Manab Mukherjee

② Anup Mukherjee

1. Snagata Choudhury,
B. N C Lane,
Panikati, Kol-114.

2. Sujal Roy
Panikati Mukherjee Park
Kol-700114

SIGNATURE OF THE PURCHASERS

A.K.B. GROUP
Bhola Prasad Roy

Partner
A.K.B. GROUP
Bhola Prasad Roy
Partner

A.K.B. GROUP
Kajal Prasad Roy
Partner

As constituted Power of Attorney of

Malati Sinha

Madhabi Kar

Bula Das

Rita Chakraborty

SIGNATURE OF THE LANDOWNERS

A.K.B. GROUP
Bhola Prasad Roy
Partner

A.K.B. GROUP
Bhola Prasad Roy
Partner

A.K.B. GROUP
Kajal Prasad Roy
Partner

SIGNATURE OF THE DEVELOPERS

ATTESTED

Mr. Subha Narayan Ghoshal
NOTARY
Regn. No. 12/102

30 SEP 2019

Identified by me
Bijesh Kumar
Advocate
BARRACKPORE COURT