

AGREEMENT FOR SALE

THIS DEED OF AGREEMENT FOR SALE made on the day of January, 2025 (Two Thousand Twenty Five) of CHRISTIAN ERA.

B E T W E E N

1) SHRI SANKAR KIRTANIA @ SHANKAR KIRTTANIYA (having PAN - AFTPK2353J), Son of Sushilendu Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at P/18, Motijheel Avenue, P.O. - Motijheel, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700074, **2) SMT. SOMA KIRTANIA SAHA @ SOMA SAHA** (having PAN - CTCPS7747H), Wife of Sankar Kirtania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Welcome Apartment, 2nd Floor, Flat No. - 3A, 436 Old, 359 P.K. Guha Road, P.O. - Italgacha, P.S. - Dum Dum, District - North 24 Parganas, Pin - 700028, hereinafter jointly called and referred to as the **OWNERS/VENDORS** (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 **FIRST PART**.

The Vendors are represented by their Constituted Attorney **KRISHNA ENTERPRISE** (having PAN - ABAFK1036D), a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal. represented by its Partners namely **1) SMT. TAPASHI GHOSH** (having PAN – AHGPG1447G), Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S.- Airport, District - North 24 Parganas, Kolkata - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **2) SHRI RAJ HALDER** (having PAN – BLLPH5177G), Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. -

Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3) SMT. MOUMITA SHIL** (*having PAN – FIMPS6333D*), Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **4) SMT. PINKI SAHA PAUL** (*having PAN – ECJPP2977J*), Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian (by virtue of Power of Attorney executed and registered on 14/3/2023 in the Office of D.S.R. - I, North 24 Parganas, and recorded in Book No. I, Volume No. 1501, Pages from 85580 to 85613, being No. 150101922 for the year 2023).

AND

KRISHNA ENTERPRISE (*having PAN - ABAFK1036D*), a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal. represented by its Partners namely **1) SMT. TAPASHI GHOSH** (*having PAN – AHGPG1447G*), Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S.- Airport, District - North 24 Parganas, Kolkata - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **2) SHRI RAJ HALDER** (*having PAN – BLLPH5177G*), Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **3) SMT. MOUMITA SHIL** (*having PAN – FIMPS6333D*), Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. -

Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality - Indian, **4) SMT. PINKI SAHA PAUL** (having PAN – ECJPP2977J), Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, by faith - Hindu, by occupation - Business, by Nationality – Indian, hereinafter called and referred to as the **DEVELOPER/CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its office, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

1) (PAN -), Son/daughter/husband of
2) (PAN -),
Son/daughter/husband of, both are residing at P.O.
-, P.S.- District -, Pin -, both
by faith - Hindu/Islam/Christian, by Nationality - Indian, by Occupation - Business,
hereinafter jointly called and referred to as the **PURCHASERS/VENDEE** (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 **THIRD PART.**

WHEREAS the vendor No. 1 herein purchased all that piece and parcel of
land measuring an area of 07 cottahs 11 Chittaks 07 Square feet be the same little
more or less along with a pucca one storied building, having an area 400 sq.ft. more
or less and another tiles shedded structure having an area 200 sq.ft. more or less
comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 184 corresponding

to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas and recorded in Book No. I, Vol No. 1525-2022 pages from 296541 TO 296594, Being No. 152511293 for the year 2022 and absolutely seized and possessed.

AND WHEREAS the Owner No. 2 herein purchased all that piece and parcel of land measuring an area of 02 cottahs be the same little more or less along with a pucca one storied building, having an area 400 sq.ft. more or less and another tiles shedded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 184 corresponding to L.R. Khatian Nos. 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730 & 6731 in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, by virtue of a Sale Deed, duly registered before the D.S.R.-III, North 24 Parganas and recorded in Book No. I, Vol No. 1525-2022, pages from 360184 to 360238, Being No. 152513899 for the year 2022 and absolutely seized and possessed.

AND WHEREAS thereafter the first party, being the Owners herein mutated their name with the Office of the B.L. & L.R.O. under the West Bengal Land Reforms Act, being L.R. Khatian Nos. 7525 & 7502 respectively upon R.S. & L.R. Dag No. 371 in Mouza - Doharia and mutated their names with the Office of the Madhyamgram Municipality vide Holding No. 284 under Ward No. 24, Jessore Road (South) premises also, and have been paying rates and taxes regularly before the concerned authority from time to time.

AND WHEREAS thus the Vendors herein became the sole and absolute joint Owners of all that piece and parcel of land admeasuring about 09 Cottahs 11 Chittaks 07 Square feet be the same little more or less along with a pucca one storied building, having an area 800 sq.ft. more or less and another tiles sheded structure having an area 200 sq.ft. more or less comprised in R.S. & L.R. Dag No. 371 under R.S. Khatian No. 184 corresponding to L.R. Khatian Nos. 7525 (recorded as Owner No. 1) & 7502 (recorded as Owner No. 2) in Mouza - Doharia, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office - Barasat, District - North 24 Parganas, within the local limit of Madhyamgram Municipality, vide Holding No. 284 under Ward No. 24, Jessore Road, Kolkata - 700132 and have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever exclusively and seized and possessed of the same.

AND WHEREAS the Owners/Vendors herein with a view to erect a multi storied building over their aforesaid property, they entered into a registered development agreement with the developer herein, being No. 150101770 dated 10/03/2023 registered in the office of D.S.R.- I, North 24 Parganas and the same was recorded in the said Office in Book No. I, Volume No. 1501, pages from 44769 to 44814 for the year of 2023 under such terms and conditions mentioned therein. Moreover for the construction the present owners also executed a registered Development Power of Attorney, being No. being No. 150101922 registered in the office of D.S.R.- I, North 24 Parganas and the same was recorded in the said Office in Book No. I, Volume No. 1501, pages from 85580 to 85613 for the year of 2023 in favour of **KRISHNA ENTERPRISE**, a Partnership Firm, having its registered office at 65, Old Jessore Road, P.O. - Ganganagar, P.S. - Airport, District - North 24 Parganas, Pin - 700132, West Bengal, represented by its Partners namely **1) SMT. TAPASHI**

GHOSH, Wife of Shri Biswajit Ghosh, residing at 65, Old Jessore Road, P.O. - Ganganagar, P.S.- Airport, District - North 24 Parganas, Kolkata - 700132, West Bengal, **2) SHRI RAJ HALDER**, Son of Shri Santosh Halder, residing at Methopara, Doharia, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, **3) SMT. MOUMITA SHIL**, Wife of Shri Dipankar Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, **4) SMT. PINKI SAHA PAUL**, Wife of Shri Pranay Paul, residing at Methopara, Sukanta Sarani, P.O. - Ganganagar, P.S. - Madhyamgram, District - North 24 Parganas, Pin - 700132, West Bengal, as a Developer therein under such terms and conditions mentioned therein.

AND WHEREAS thereafter Developer herein has started the construction of the said multi storied building (B+G+5) in accordance with the sanctioned building plan under the name and style as ***KRISHNA KUNJA APARTMENT***, upon the said land mentioned in the Schedule "A" herein below.

AND WHEREAS the Developer declare to sell out the residential and commercial Flat/Flats or unit/units upon Developer's Allocation in the said multi storied building known as ***KRISHNA KUNJA APARTMENT*** and the Purchasers have taken physically inspection of the construction and satisfied as to the marketable title of the Owners/Vendors and the Purchasers have approached the Developer for purchase the entire three floors, which are ***i) Entire Third Floor admeasuring more or less, which Covered area is sq.ft ii) Fourth Floor admeasuring more or less, which Covered area is sq.ft iii) Fifth Floor admeasuring more or less, which Covered area is sq.ft alongwith five garage on the Basement*** in the multi-storied building known as ***KRISHNA KUNJA APARTMENT*** morefully described in the Schedule

‘B’ written hereinafter referred to as the said flats being found free from all encumbrances in lieu of **Total Consideration amount of Rs. (Rupees) only.**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1) The Developer agree to sell and the Vendee/Purchasers agrees to purchase of entire three floors, which are are *i) Entire Third Floor admeasuring more or less, which Covered area is sq.ft ii) Fourth Floor admeasuring more or less, which Covered area is sq.ft iii) Fifth Floor admeasuring more or less, which Covered area is sq.ft alongwith five garage on the* morefully described in the Schedule - B of this indenture alongwith undivided proportionate share of land and facilities morefully described in the Schedule 'C' of this indenture and hereinafter referred to as the said property has good and marketable title and being free from all encumbrances for the **Total amount of Rs. (Rupees) only**, subject to the terms and condition herein contained.

2) the Purchasers herein paid to the Developer herein on or before the execution of this Agreement a sum of **Rs. (Rupees) only** through banking operation as and by way of Advance money (receipt whereof the Developer do hereby admit and acknowledge) and the Balance will be paid by the Purchasers to the Developer after deduct Tax Deducted at Source (TDS) under the Income Tax Act, 1961 within **18 months** from execution of this Agreement and the Developer shall execute one or more Deed of Conveyance in favour of the Purchasers herein or their nominee within **18 months** after receiving balance consideration amount. The Developer shall have to handover xerox copy of title deeds and other documents like up to date Municipal Tax receipt, Building Plan etc. to the Vendee/Purchasers.

3) That The Purchasers shall pay to the Developer the maintenance charges of the said multi storied building per month from the date of delivery of the said possession or receive letter of possession of the said flat from the Developer which ever is earlier till the formation of the Owner's Association.

4) In case the Purchasers fail or neglect to pay the balance amount within the stipulated period as mentioned in **Clause No. 2** herein, or intended to cancel this agreement and in that event the money already paid or to be paid by the Purchasers shall be returned by the developer to the Purchasers within two months from the date of further Booking of the said flat after deducting **20%** on actual payment.

5) That the Developer is at liberty to sue the Purchasers for specific performance of contract and/or other forums according to law and the Purchasers also are at liberty to sue the Developer for specific performance of contract and/or other forums according to law.

6) That the Purchasers shall have no right to store in the said agreed property any goods which are hazardous, obnoxious combustible or dangerous in nature or causing damage to the construction of the building.

7) That the Purchasers shall cause a proper search of the said property after the execution of this instrument and if a good marketable title happens to be made out and the said land is found to be free from all encumbrances and attachments and other claims and is not affected by any Notice or scheme of Acquisition or Requisition, the Developer on taking full payment of Purchasers money shall execute proper conveyance or conveyances in respect of the agreed property together with undivided proportionate share of land and easement and common right in favour of the Purchasers or their nominee or nominees.

8) That the Purchasers shall have no right to change or alteration in the elevation and outside colour of the multi storied building and keep the common portion, staircase and amenities intact with habitable condition subject to normal wear and tear and also the Purchasers shall have no right to change or damage the coloums, beams, walls, slabs or other structural units of the multi storied or any portion of the building which will be danger to the multi storied building.

9) That the vendor and developer shall have no objection if the Purchasers takes a loan from any financial institute by way of mortgage of this agreed property after paying the balance amount. But the purchasers herein shall have no right to take loan from any Bank or financial Organization by mortgaging any part of building except the said agreed property.

10) That the Purchasers not to throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown or accumulated in their property or any portion of the multi storied building.

11) That the Vendor and developer does hereby covenant with the Purchasers that the said property agreed to be hereby sold is free from all encumbrances.

12) The Purchasers shall not use the agreed property in such manner as may or like to cause any damage in the said property in the building nor shall use the same for any illegal, immoral and/or for any other purposes against public at the local.

13) Purchasers shall pay any kind of Tax including Service Tax, imposed by Central Govt./State Govt. after handing over as well registration of this property.

14) That Developer have full right to construct further floor upon the said premises if the competent municipal authority permitted, then purchasers shall have no right to objection regarding said construction.

15) The Purchasers shall use the said agreed property for residential or commercial purpose. The purchasers shall not use the said Flat as religious establishment or any kind of Antisocial activities.

16) The Purchasers shall pay a sum of **As per discussion** only by cheque/cash to the Developer as security money for the proportionate cost of installation of Electric Transformer.

17) As per the applicable law of GST, the Purchasers shall pay the Goods and Services Tax (GST) chargeable amount to the Developer.

18) The Agreement for sale and Deed of Conveyance will be prepared by the Developer's Advocate, but all necessary Stamp duty, registration charges and Advocate fee etc. shall be bear by the Purchasers.

19) The Purchasers shall pay to the Developer extra charges to be determined by the Developer for extra additional works and decoration in inside area of the agreed property beyond the specification described in the Schedule - D property.

20) Full payment should be cleared before possession or registration. The Purchasers shall not claim any dispute regarding construction after taking possession.

21) After the completion of the said multi-storied building, the developer shall collect the completion certificate from the authority concern at its own cost and shall deliver to the purchasers a photocopy of the Certificate.

22) In case of any dispute difference or question arising between the parties there to with regard to this agreement the same shall be referred to a double Arbitrator preferably, at the choice of Developer/owners and Purchasers under the provision of Arbitration and Conciliation Act, 1996 as amended upto date and the

parties are free to follow legal proceedings in any court of law as per the applicable jurisdiction.

“A” SCHEDULE AS REFERRED TO :

(THE ENTIRE PROPERTY)

ALL THAT Piece and Parcel of Bagan Land measuring about 09 Cottahs 11 Chittaks 07 Square feet be the same a little more or less alongwith a Multi Storied Residential & Commercial Building known as ***"KRISHNA KUNJA APARTMENT"***, comprised in **R.S. & L.R. Dag No. 371** under R.S. Khatian No. 184 corresponding to L.R. Khatian Nos. . 7525 (recorded as Owner No. 1) & 7502 (recorded as Owner No. 2) in Mouza - Doharia, J.L. No. 45, Re. Su. No. 132, Touzi No. 146, within local limit of Madhyamgram, Municipality, Vide Holding Nos. 284 under Ward No. 24, Jessore Road (South), Police Station - Previously Barasat at present Madhyamgram, Additional District Sub Registry Office -Barasat, District - North 24 Parganas.The rent of the land is payable to the land lord Government of West Bengal in accordance with the West Bengal Land Holding Revenue Act, 1972.

-: Butted and Bounded by :-

ON THE NORTH : District Police Lines.

ON THE SOUTH : Building of Steelam Furniture.

ON THE EAST : Jessore Road.

ON THE WEST : Land of Panorama Company.

“B” SCHEDULE AS REFERRED TO :

(DESCRIPTION OF THE FLAT HEREBY CONVEYED)

ALL THAT entire three floors, which are i) Entire Third Floor admeasuring more or less, which Covered area is sq.ft ii) Fourth Floor admeasuring more or less, which Covered area is sq.ft iii) Fifth Floor admeasuring more or less, which Covered area is sq.ft alongwith five garage on the Basement in the under construction multi-storied building known as 'KRISHNA KUNJA APARTMENT' alongwith undivided proportionate indefeasibly share and interest on the underneath land described in the **FIRST SCHEDULE** above referred to with all easement rights appertaining thereto free from all encumbrances including fittings, fixtures, connections etc. inside the said floor and all easements rights and all proportionate share and interest in the common area according to the sanctioned Floor Plan, including full share of outer/external walls & half share of all partition walls and also other usual rights over the installation and constructions made for common usages and purposes with other amenities and equipment with the owners of the other apartment of the said building under Madhyamgram Municipality Ward No. - 24, being Holding No. 284, Jessore Road (South), P.S - the then Barasat at present Madhyamgram, A.D.S.R.O. Barasat, District - North 24 Parganas, Pin - 700132.____

SCHEDULE 'C' ABOVE REFERRED TO

(Common parts, Amenities, Facilities/Common portions Common to all Co-Owners of the said Building)

- 1) Foundations, Columns, Beams, Supports, Girders, Entrance and Exits, Corridors etc..
- 2) Common Paths and Passages, Top Roof, Stair Cases, Landing, Lift, Lift room of the Building.

- 3) Deep Tube-well for water supply, from ground floor to top floor, supply in the building, Submersible Pump & Motor, Under Ground tank, Over head water tank, septic tank, soak pit, water connections, rain water pipes, etc..
- 4) Common conceals electrical wiring, Common meter, fittings and fixtures for lighting the common areas, with facility common Electric Meters space in the Building in the Ground Floor.
- 5) Lift facilities.
- 6) Drains and sewerage pipe lines from the Building to the Municipality Drains.
- 7) Main entrance from Road to the main Building and boundary wall, Gate etc.

THE SCHEDULE - "D" PROPERTY (SPECIFICATION)

STRUCTURE : R.C.C Frame Structure as per specification given by the consultant and structural engineer.

BUILDING : Reinforced Cement Concrete frame building with Ground Floor to Top Floor.

BRICK AND CEMENT WORK : Standard bricks and cement the walls will be made of 8" to 10" thick and the inner partition walls be made 3" to 5" thick walls with brick work. All the exposes surface of the concrete and inside brick work will be finished with Putty and outside finished with weather coated.

FLOORING : Internal floors shall be of anti skid Vitrified Tiles(Nitco,Johnson,Kajaria etc) having skirting of 4" height and external common spaces inside the buildings like stairs, landings will be finished with Marble.

KITCHEN : The top of the slab will be finished with Black Stone, glazed tiles for the wall upto 3' from the cooking platform having stainless steel sink.

TOILET/W.C : The Toilet and the water closet will be finished with Ceramic glazed tiles upto a height of 6' from the floor and complete with standard fittings(Jaguar,Mark,Hindware etc).

DOORS : All doors will be made by hot pressed phenol bonded flush and in all the main door fixing with the eye-boll and Standard quality Lock and calling Bell point.

WINDOWS : Glass Panel with Aluminum Channel window fitted with Steel Grill;

Balcony :- Balcony shall be made by steel grill.

ELECTRICAL WIRING : All electrical wiring will be concealed with ISI quality wire(Mescab,Havells,Polycab etc)of materials and Transformers provide by W.B.S.E.B. for the said multi storied Building, if required and all the Electrical Switch provided by reputed Company and in all rooms one piece MCB.

- i) All Bed rooms will be provided with 2 Nos. Light points, 1 No. Fan point, 1 No. A.C. point and 1 No. Stamp Plug point.
- ii) All Living-cum-dining rooms will be provided with 2 Nos. Light points, 1 No. Fan point, 1 No. 5 AMP. Plug point, 1 No. T.V. point, and 1 No. 15 AMP. Plug point.
- iii) All Kitchen room will be provided with 1 No. Light point, 1 No. Exhaust Fan point, 1 No. Chimney point and 1 No. 15AMP. Plug point.
- iv) All Toilet/W.C will be provided with 1 No. Light point and 1 No. 15 AMP. Plug point for Geyser.
- v) All Balcony will be provided with 1 No. Light point.
- vi) Common Light points at stair, roof and garden/ground as per direction of Architect.

PIPE LINES : All external and internal water and sanitary pipe lines shall be laid and fixed as per drawings. All the rain water line shall be standard black PVC pipes. All external and internal water supply line shall be laid using standard quality PVC Pipes and fittings.

WATER SUPPLY : Water would be supplied from the over head tank and should be lifted from the Submersible pump connected with motor pump.

SANITARY : Toilet will have one white colour commode, one coloured wash basin, shower, mirror soap case, Towel Rod and one water Tap.

ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be finished with proper dam proofing & cementing roof treatment will be done .

Lift : One no. five passengers lift in per unit of the said project.

EXTRA WORK : Any extra work other than the standard Schedule shall be charged extra as decided by the Developer or its appointed engineer.

SCHEDULE 'E' ABOVE REFERRED TO

(Common maintenance & expenses borne by the Purchasers with other Flat and Occupants through an Association)

- 1) Proportionate expenses of maintenance, repairing, re-decorating etc. of the said Building and the main entrance, passage of the building to be enjoyed by all the parties or to be used by party in common as aforesaid.
- 2) Proportionate share of the subsequent decorating of the exterior side of the building after the first.
- 3) Proportionate cost of the salaries of clerks, Chowkidars, Sweepers, pump operator etc..
- 4) Proportionate costs of working and maintenance of Submersible pump & motor, deep tube well, underground tank, overhead water tank, main water lines, septic tank, soak pit, rain water pipes, drains, lighting of common area, water and other service charge for the appertain part as aforesaid.
- 5) Proportionate maintenance charge of Lift.
- 6) Proportionate Municipal Tax, Government Tax, and other expenses.
- 7) Proportionate amount of Insurance of the building against risk of fire etc..
- 8) Proportionate other expenses those are necessary of incidental of the maintenance and up keep the said building on the First Schedule property.
- 9) To reform Flat Owners' Association with other Co-Flat Owners and perform all Work and maintenance as per common user of the building.

SCHEDULE 'F' ABOVE REFERRED TO

(Payment Schedule)

- 1) Handover within 18th month from booking*
- 2) Advance 50,00,000.00 (INR Fifty Lakh Only)*
- 3) Every month 20,00,000.00 (INR Twenty Lakh Only) in advance, reset balance shall be paid before registration.*

IN WITNESS WHEREOF the parties hereto have set and subscriber their respective hands and executed this agreement for sale on the day, month and year written at the outset.

Signature of the attesting

witness with address :-

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

Drafted by

MEMO OF CONSIDERATION

Received a sum of **Rs. 50,00,000.00 (Rupees Fifty Lakh) only** from within named Purchaser as by way of earnest money in following manner :-

DATE

MODE OF TRANSACTION

BANK

AMOUNT

Witness

1.

2.

SIGNATURE OF THE DEVELOPER |