

THIS AGREEMENT FOR SALE is made on ... th day of 2026 at Burdwan
BETWEEN

1) SRI ABHIJIT SUARO (PAN - FKKPS7844M) (Aadhaar Card No. 3168 4570 3592) son of Haro Prasad Suaro, nationality Indian, by caste Hindu, by profession Business, resident of Katika Street, P.O. Paralakemundi, P.S. Paralakemundi, Dist. Gangapati, State of Odisha - 761200,

2) SRI PRANAB DASGUPTA (PAN - AHTPD4673Q) (Aadhaar Card No. 4258 3482 1098) son of Late Mihir Kumar Dasgupta, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shantipara, P.O. Sripally, P.S.Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103,

3) SRI SANJAY MANDAL (PAN - BEWPM3604R) (Aadhaar Card No. 8401 3276 0827) son of Madan Mandal, nationality Indian, by caste Hindu,

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by profession Business, resident of Vill. Shaldanga, P.O. Rondia, P.S. Budbud, Dist. Purba Bardhaman, State of West Bengal - 713420,

hereinafter called the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

Represented by Attorney [vide Development Agreement cum Development Power being No. 2930 for 2023 registered at the office of A.D.S.R. Burdwan] and for self -

BHOLANATH BUILDERS (Pan Card No. AAUFB7800K) a Partnership Firm having its registered office at 5 No Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103 **Represented by its Managing Partner - SRI KHOKAN BAL (Pan Card No. AHRPB5027A) (Aadhaar Card No. 4027 4994 7764)** S/o Late Jogesh Chandra Bal, nationality Indian, by faith Hindu, by profession Business, resident of 5 No Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103, herein after called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns)

of the **FIRST PART**

AND

1) (PAN No.) (Aadhaar Card No.) wife/son/daughter of, nationality Indian, by faith Hindu, by occupation, resident of, P.O., P.S., Dist. Purba Bardhaman, West Bengal -,

2) (PAN No.) (Aadhaar Card No.) wife/son/daughter of, nationality Indian, by faith Hindu, by occupation, resident of, P.O., P.S., Dist. Purba Bardhaman, West Bengal -, hereinafter called and referred to as "**PURCHASER/S**" (which term 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, assigns, nominee or nominees) of the party of the **SECOND PART.**

WHEREAS the OWNER is absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

AND WHEREAS the "A" Schedule property was belonged to Sk. Samirul, Jahanara Begam Sekh & Sekh Mahasin Ali, who purchased the same by dint of 3 separate registered Deed of Sale being nos 6001, 6002 & 6003 for 2014 of A.D.S.R Burdwan. While they were in Possession they transferred the same in favour of Pranab Das Gupta, Sanjay Mondal, Abhijit Suaro, Safiulla Sekh & Sk. Md. Javad by virtue of Deed of Sale being no 1729 for 2021 of D.S.R - I Burdwan. The said Safiulla Sekh & Sk. Md. Javad transferred their undivided 2/5 share in respect of A schedule property in favour of Pranab Das Gupta, Sanjay Mondal, Abhijit Suaro by dint of a Deed of Conveyance being no 1067 for 2023 of A.D.S.R Burdwan.

AND WHEREAS the said the present OWNERS Pranab Das Gupta, Sanjay Mondal, Abhijit Suaro mutated their names in the office of B.L. & L.R.O. Burdwan and also in the office of Burdwan Municipality and his name is duly recorded in the L.R.R.O.R. being Khatian No.s 4640, 5018 & 5022 of mouza Kanainatshal and they are enjoying the "A" Schedule property as rightful owners by paying revenue & taxes to the competent authorities.

AND WHEREAS the OWNERS desired to construct a multi-storied building containing several self contained Flats/Car Parking spaces etc. over the "A" schedule property. But due to insufficient of fund and experiences, they invited the DEVELOPER FIRM represented by its Managing Partner Khokan Bal.

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction and development of immovable properties. The OWNERS approached the DEVELOPER FIRM represented by its Managing Partner Khokan Bal to take up the project and to complete the same by providing fund from its own source.

AND WHEREAS the DEVELOPER FIRM represented by its Managing Partner agreed to take up the project for development of the said property and to construct a multi-storied building over the "A" schedule property by providing funds for the said project thereupon.

AND WHEREAS the OWNERS and DEVELOPER FIRM represented by its Managing Partner / Authorised Partner after due discussion over the modus operandi, have entered into a Development Agreement cum Power of Attorney being no. 2930 for 2023 of A.D.S.R. Burdwan *on terms* that the DEVELOPER FIRM would make construction of the multi- storied building and with the authority & power to procure intending purchaser/s of flat/unit/covered parking space comprising in the proposed building and would make as an agent for the intending purchasers to be secured by

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the DEVELOPER FIRM and would also realize the cost of construction of the flat/ unit/ parking spaces and common parts from the intending purchaser/s directly for self and the cost of the proportionate share of interest in the land described in the schedule "A" mentioned hereunder and as would be proportionate to each such flat/ unit/parking spaces and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchaser/s the DEVELOPER FIRM shall nominate the intending purchaser/s for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such flat/unit/parking spaces agreed to be acquired by the intending purchasers to the said OWNERS who would execute proper sale deed/ conveyance deed in respect of the said undivided, impartible and indivisible interest in the land and both of them accepted the said proposal.

AND WHEREAS, the OWNERS with the help of the DEVELOPER FIRM have obtained a G+IV storied building Plan from Burdwan Municipality vide building permit no SWS-OBPAS/1201/2025/0393 dated 11/06/2025. Be it mention here that the front portition on the GROUND FLOOR of the proposed **G+IV** storied building is used as comercial unit and the back portion of the GROUND FLOOR of the building is using as covered Car Parking Space and First Floor to Fourth Floor of the proposed building is using as Residential Flat. The project in the name of **SHIV RATAN APARTMENT** is under construction.

AND WHEREAS as per terms & condition of the Development Agreement cum Power of Attorney being no. 2930 for 2023 of A.D.S.R. Burdwan, the **Flat** being no..... on the **Floor** a little moreor less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** and the **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet**, of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the "**A**" **SCHEDULE**, which is morefully describe in the "**B**" **SCHEDULE**, is allotted in favour of the DEVELOPER FIRM.

AND WHEREAS the DEVELOPER FIRM represented by its Managing Partner as agent of the OWNERS declared to Sale the **Flat** being no..... on the **Floor** a little moreor less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs./- (Rupees Only) i.e. Rs./- per Square Feet and Rs./- (Rupees Only) for Car Parking Space**

being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs./- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE**, which is morefully describe in the **"B" SCHEDULE** hereunder written, to the intending purchaser/s .

AND WHEREAS being aware of such intention of the the DEVELOPER FIRM represented by its Managing Partner, the PURCHASER/S have agreed to purchase the **Flat** being no..... on the **Floor** a little moreor less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs./- (Rupees Only) i.e. Rs./- per Square Feet and Rs./- (Rupees Only)** for **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs./- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE**, which is morefully describe in the **"B" SCHEDULE** hereunder written and the DEVELOPER FIRM represented by its Partners have agreed to transfer the **Flat** being no..... on the **Floor** a little moreor less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs./- (Rupees Only) i.e. Rs./- per Square Feet and Rs./- (Rupees Only)** for **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs./- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE**, which is morefully describe in the **"B" SCHEDULE**, on the terms and conditions hereinafter mentioned.

DEFINATIONS :-

- 1.1. **PREMISES** shall mean **ALL THAT** piece and parcel of Bastu class of land at Mouza Kanainutshal, J. L. No. 76, R.S. Plot No. 190 & 191 under L. R. Khatian Nos. 4640, 5018 & 5022, **L.R. Plot No. 218** of an Area more or less **1320 Square Feet** AND **L.R. Plot No. 218/238** of an Area more or less

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1500 Square Feet AND L.R. Plot No. 218/621 of an Area more or less **1300 Square Feet AND L.R. Plot No. 218/630** of an Area more or less **1100 Square Feet AND L.R. Plot No. 218/634** of an Area more or less **281 Square Feet AND L.R. Plot No. 218/635** of an Area more or less **1350 Square Feet, TOTAL AREA OF 6850 SQUARE FEET OR MORE OR LESS 0.156 ACRES** upon which a **G+IV** storied building in the name of **SHIV RATAN APARTMENT**, under Ward No. 13, Holding No. 49/4, Mahalla DVC, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal

- 1.2 OWNERS** shall means 1) SRI ABHIJIT SUARO son of Haro Prasad Suaro, nationality Indian, by caste Hindu, by profession Business, resident of Katika Street, P.O. Paralakemundi, P.S. Paralakemundi, Dist. Gangapati, State of Odisha - 761200, 2) SRI PRANAB DASGUPTA son of Late Mihir Kumar Dasgupta, nationality Indian, by caste Hindu, by profession Business, resident of Baranilpur, Shantipara, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103, 3) SRI SANJAY MANDAL son of Madan Mandal, nationality Indian, by caste Hindu, by profession Business, resident of Vill. Shaldanga, P.O. Rondia, P.S. Budbud, Dist. Purba Bardhaman, State of West Bengal - 713420 (which term 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, assigns, nominee or nominees)
- 1.3 DEVELOPER** shall means BHOLANATH BUILDERS a Partnership Firm having its registered office at 5 No Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103 *Represented by its Managing Partner* - SRI KHOKAN BAL S/o Late Jogesh Chandra Bal, nationality Indian, by faith Hindu, by profession Business, resident of 5 No Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns)
- 1.4 PURCHASERS** shall means **1)** wife/son/daughter of, nationality Indian, by faith Hindu, by occupation, resident of, P.O., P.S., Dist. Purba Bardhaman, West Bengal -, **2)** wife/son/daughter of

....., nationality Indian, by faith Hindu, by occupation
....., resident of, P.O., P.S.
....., Dist. Purba Bardhaman, West Bengal -,
(which term 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, assigns, nominee or nominees)

- 1.5 **BUILDING** shall mean an under construction **G+IV** storied residential building consisting of several Flats/Units/Parking spaces in the name of **SHIV RATAN APARTMENT** over the "**A**" **SCHEDULE** property with such necessary additional structures in accordance with the plan/plans sanctioned by Burdwan Municipality.
- 1.6 **COMMON FACILITIES/PORTIONS** shall includes paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, ways, corridors, stair, drive ways, lift, pump, tank, meter space, septic tank, boundary wall and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owners of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.7 **ARCHITECT** shall mean any technically experienced qualified person/s or the firm/s appointed by the Developer as Architect of the said **G+IV** storied residential building consisting of several Flats/Units/Parking spaces in the name of **SHIV RATAN APARTMENT** over the "**A**" **SCHEDULE** property.
- 1.8 **BUILDING PLAN** shall mean the plan/drawings of the **G+IV** storied residential building consisting of several Flats/Units/Parking spaces in the name of **SHIV RATAN APARTMENT** over the "**A**" **SCHEDULE** property prepared by the Architect and submitted to the Burdwan Municipality for construction of the **G+V** storied residential building with such variation or modification and/or alteration as mutually agreed upon between the parties and duly sanctioned by the Burdwan Municipality.
- 1.9. **SAID FLAT WITH PARKING SPACE** shall mean the **Flat** being no..... on the **Floor** a little more or less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** and **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with

undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto morefully described in SCHEDULE-"B" hereunder written.

- 1.10 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities.
- 1.11. **TRANSFEROR** shall mean the person/s, firm, limited company or an Association, who transfers their respective shares to the person/s, firm, limited company or an Association together with undivided and impartible proportionate share of land and right to use in common space in the building.
- 1.12. **TRANSFeree** shall mean the person/s, firm, limited company or an Association to whom transfer any flat/units/covered car parking spaces together with undivided and impartible proportionate share of land and right to use in common space in the building.
- 1.13 a) **FLAT AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/ parking space then one - half of the area under such wall shall be included in each Unit/Flat.
- b) **BUILT UP AREA** shall mean and include the covered area of the flat, external and internal walls and columns, as specified in the Plan to be sanctioned by the Burdwan Municipality, together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities.
- c) **SUPER BUILT UP AREA** shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent) of the built-up** and/or the covered area of the particular flat also include the proportionate share of each flat in the common spaces, common areas, overhead water tanks, stair cases, walls, and in all areas which is used for locating common services for eliminating of any disputes in the measurement of the proportionate share of each flat in the common areas.
- 1.14 **ROOF / TERRACE** shall mean the ultimate roof over and above the Seventh Floor of the said building and it should be treated as one of the common areas and facilities subject to limited purpose. Be it mentioned here that (If the local authority permits any further floor over the existing building then the roof will be treated as Top of the building).

- 1.15 **HOLDING ORGANISATION** shall mean any Association or Society formed by the owners of several flats/units for the common purposes in accordance with the law and also with the help &and co-operation of the owners.
- 1.16 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land & building attributable to the each flat/unit/covered parking space comprised in the said "**A**" **SCHEDULE** property and the common portions held by and/or agreed to be sold to the respective purchaser/s and also wherever the context permits.
- 1.17 **COMMON EXPENSES** shall include all expenses incurred by the co - owners for the maintenance, management and upkeep of the building over the "**A**" **SCHEDULE** property for common purposes.
- 1.18 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the "**A**" **SCHEDULE** property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights & obligations for the most beneficial use & enjoyment of their respective units exclusively and the portions in common.
- 1.19 **SINGULAR:** shall mean plural and vice versa, masculine shall include feminine and vice versa.
- 1.20 **DEVELOPER'S ADVOCATE** shall mean SRI SURAJIT HAZRA of Burdwan District Judges' Court Burdwan, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

NOW IT IS AGREED BETWEEN THE PARTIES HERE TO AS FOLLOWS :-

1. That the party of the FIRST PART have agree to sale the **Flat** being no..... on the **Floor** a little moreor less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs. / - (Rupees Only) i.e. Rs. /- per Square Feet and Rs. /- (Rupees Only)** for **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs. /- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share

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of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE**, which is morefully describe in the **"B" SCHEDULE** hereunder written to the party of the SECOND PART and the party of the SECOND PART shall agree to purchase the **Flat** being no..... on the **Floor** a little more or less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs./- (Rupees Only) i.e. Rs./- per Square Feet and Rs./- (Rupees Only)** for **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs./- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE**, which is morefully describe in the **"B" SCHEDULE** hereunder written.

That out of the entire consideration amount, the party of the SECOND PART has paid to the party of the FIRST PART a sum of **Rs./- (Rupees Only)** as booking/advance through cash.cheque/RTGS on or before execution of this agreement (the receipt whereas party of the FIRST PART doth hereby admit) and the balance sum of **Rs./- (Rupees Only)** will be paid by the party of the SECOND PART on installments as per THIRD SCHEDULE within **months** from the date of the execution of this Agreement and collect valid money receipts accordingly. Without valid money receipt no payment will be made.

Be it mentioned here that the present agreement is made during the process of the proposed Building and at the time of final survey of the aforesaid FLAT there is a great possibility to vary the internal area and both party mutually agreed the same. So, at the time of final registration of the aforesaid FLAT the party of the SECOND PART should have/has to pay the additional consideration amount proportionately at the rate of on this day as mutually agreed between the parties without any objection whatsoever.

Be it further mentioned here that the party of the SECOND PART shall pay additional sum for **FORMATION OF ASSOCIATION (if necessary)** and also for installation of **ELECTRIC TRANSFORMER & GENERATOR SET**

FOR LIFT on demand, the same will never be adjusted with the sale consideration amount.

2. That the party of the FIRST PART shall make out a marketable title of the property free from all sorts of encumbrances and reasonable doubts. If the party of the FIRST PART fails to make out the marketable title, the party of the SECOND PART will have the right to cancel this agreement by giving at least 15 days prior notice to the party of the FIRST PART to that effect and on expiration of the said period, the agreement shall stand terminated and in that event the party of the FIRST PART shall bound to return all the deposited amount to the party of the SECOND PART without any delay.
3. That the party of the FIRST PART at the cost of the party of the SECOND PART shall deliver the Xerox copy of all title chain deeds & other documents relating to the said property in their possession or power for inspection thereof by the party of the SECOND PART for investigation of title.
4. That the party of the FIRST PART shall hand over the proposed Flat with Car Parking Space to the party of the SECOND PART within **months** from the date of execution of this agreement. The party of the FIRST PART shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any unwanted & unexpected situation. Be it mentioned here that due to bona-fide cause, the time may be extended on mutual understanding by executing Supplementary Agreement.
5. If the party of the FIRST PART makes default in completing the sale within the stipulated period, the party of the SECOND PART shall have the right to make time essence of the contract **OR** to cancel this agreement thereafter by giving at least 15 days notice to the party of the FIRST PART to that effect and on the cancellation of the agreement, the party of the SECOND PART shall be entitled to claim and recover from the party of the FIRST PART the entire advance amounts with Banking Interest as on the date of cancellation of the Agreement. This is without prejudice to the right of the party of the party of the SECOND PART to seek specific performance of this agreement through Court.
6. If the party of the SECOND PART makes default for payment of installment amounts as per THIRD SCHEDULE as well as the additional amount within the stipulated period, the party of the FIRST PART shall be entitled to make time essence of the contract on condition to pay by the party of the SECOND PART **@ 02%** over the sale value as compensation & damages **OR** to cancel the Agreement by giving 15 days notice to the party of the SECOND PART and in that event the party of the FIRST PART will be entitled to refund the

advance amount by deducting @ 10% over the advance amount as compensation & damages.

7. That the party of the SECOND PART shall pay 1% GST over the sale valuation and 1% Legal charges for Registration of the Sale Deed over the market valuation and the same will never be adjusted with the sale consideration amount.
8. That the party of the SECOND PART shall obey all the terms & condition of the Development Agreement cum Development Power being no 282 for 2023 registered at the office of A.D.S.R. Burdwan and save & except the Flat with Parking space as mentioned in the "B" SCHEDULE, the party of the SECOND PART have no right to raise any objection regarding the enjoyment of the other PURCHASER/S.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the said premises)

ALL THAT piece and parcel of Bastu class of land at Mouza Kanainutshal, J. L. No. 76, R.S. Plot No. 190 & 191 under L. R. Khatian Nos. 4640, 5018 & 5022, **L.R. Plot No. 218** of an Area more or less **1320 Square Feet** AND **L.R. Plot No. 218/238** of an Area more or less **1500 Square Feet** AND **L.R. Plot No. 218/621** of an Area more or less **1300 Square Feet** AND **L.R. Plot No. 218/630** of an Area more or less **1100 Square Feet** AND **L.R. Plot No. 218/634** of an Area more or less **281 Square Feet** AND **L.R. Plot No. 218/635** of an Area more or less **1350 Square Feet**, **TOTAL AREA OF 6850 SQUARE FEET OR MORE OR LESS 0.156 ACRES** upon which a **G+IV** storied building in the name of **SHIV RATAN APARTMENT**, Ward No. 13, Holding No. 49/4, Mahalla DVC, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

Butted and bounded by :

In the North : 25 Feet Wide DVC Bye Lane Municipal Road

(Generally known as Kanainutshal Road)

In the East : Property of L.R. Plot No. 218/633 & 218/634 & 218/635

In the South : Property of L.R. Plot No. 218

In the West : 1025 Feet Wide UMR 13 Bye Lane

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the Unit)

ALL THAT piece and parcel of the **UNIT/FLAT** being no..... on the **Floor** a little more or less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** and **CAR PARKING SPACE** being no. on the **Ground Floor** a little more or less **120 Square Feet** of the **G+IV** storied building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, within Ward No. 13, Holding No. 49/4, Mahalla DVC, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

(SPECIFICATION)

[The Internal Specification may be alter subject to the demand of the parties and additional payment by the parties]

- | | | | |
|-----|-------------------------------------|---|--|
| 1. | Structure | : | Reinforced cement concrete |
| 2. | Caress Walls and
Partition Walls | : | Out-side 10 Inches / 8 Inches and In side
5 Inches. |
| 3. | Flooring | : | Vitrified. |
| 4. | Skirting and Dado | : | 6 Inches skirting. |
| 5. | Plastering | : | In General |
| 6. | Woodwork | : | Door frame made by Hard Wood and
Doors are by commercial Flash Door. |
| 7. | Window Work | : | All windows are 2/3 way Aluminum channel
with necessary fittings. |
| 8. | Painting | : | All the internal wall surfaces and the ceiling
will be finished with white putti. The
external wall surfaces will be finished with
snowcem or equivalent cement based
paint. |
| 9. | Finishing works for
Ground Floor | : | The parking areas will be finished with net
- cement. |
| 10. | Hardware fitting | | |

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- and fixtures : All the hardware fittings will be of aluminum. The internal doors will have all the necessary locking arrangements like Tower bolts, hatch bolts, door knobs or rings etc. complete.
11. Electrical Works : All the electrical lines will be concealed with copper wires with PVC conduits and modular Switch.

EACH FLAT WILL HAVE THE FOLLOWING ELECTRICAL POINTS.

- Entrance Door : Bel Switch
- Bed Room : Three light points, Two Plug Points, One Fan Point, One A/C point in anyone Bed Room and One Bed Switch point.
- Drawing cum Dining Room : Four light points, One Fan point, Two Plug Point, One Mirror light point and One Separate T V Point.
- Balcony : One light point and One Plug point.
- Kitchen : One light point, Two Power Point, One Exhaust Fan Point and One Aqua-Guard Point.
- Toilet 1 : One light point, One Exhaust Fan Point and One Geyser Point.
- Toilet 2 : One light point, One Exhaust Fan Point
12. Water supply & drainage : One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water tank.
- The drainage line will be connected to the existing sewer line through the Master trap.
- Each flat have separate water supply line from the overhead water reservoir through P.V.C Pipes and fittings.
- For external drainage PVC pipes will be used.
13. Dining : One Basin with mirror light.

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14. Balcony : Balcony will be finished as 18 inches brick work at out-side and MS railing & MS Hollow Handrails.
15. Toilet fittings & fixtures : Each toilet will be provided with one shower, one commode, one mixture point with one separate tap connection. The floor will be of vitrified and all the walls will be by 7 ft. wall tiles.
16. Kitchen space : Each kitchen space will be provided with one cooking platform finished with marble one sink with drain board and the required tap connections and 2 ft. wall tiles on the side of the Gas Oven Tobs over the Gas Slab.

THE THIRD SCHEDULE ABOVE REFERRED TO:

PART- I

AGREED CONSIDERATION

For the undivided share and for construction and completion of the **Flat** being no..... on the **Floor** a little more or less **Square Feet super Built-up area [Build-up area is Square Feet and Carpet area is Square Feet]** for a consideration amount of **Rs./- (Rupees Only) i.e. Rs./- per Square Feet and Rs./- (Rupees Only)** for **Car Parking Space** being no. on the **Ground Floor** a little more or less **120 Square Feet, total amounting to Rs./- (Rupees)** of the **G+IV** storied residential building in the name of **SHIV RATAN APARTMENT** together with undivided proportionate share of the land underneath including right of easements, common facilities and amenities annexed thereto, over the **"A" SCHEDULE** property, which is more fully describe in the **B-SCHEDULE** hereunder written

PART-II

PAYMENT SCHEDULE

Contd. next page

The Agreed consideration mentioned in PART-I above is to be paid to the Developer herein in following manner.

<u>On or Before</u>	<u>Percentage of total payments to be made</u>
A) BOOKING	Rs. i.e. 10% of the total consideration amount, which has paid through RTGS/Cash/ Cheque on or before the date of execution of the Agreement.
B) FIRST INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/Cheque/ RTGS on demand at the time of construction of Plinth Level & Garage casting.
C) SECOND INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of construction of roof casting of the First Floor.
D) THIRD INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of construction of roof casting of the Second Floor.
E) FOURTH INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of construction of roof casting of the Third Floor.
F) FIFTH INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of construction of roof casting of the Forth Floor.
G) SIXTH INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of Brick work of the Flat.
H) SEVENTH INSTALLMENT	Rs. i.e. 10% of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of inside plaster of the proposed Flat.
I) EIGHTH INSTALLMENT	Rs. i.e. 10% of the total consideration

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amount, which has to be paid through cash/cheque/ RTGS on demand at the time of Flooring of the proposed Flat.

J) LAST INSTALLMENT **RRs. i.e. 10%** of the total consideration amount, which has to be paid through cash/cheque/ RTGS on demand at the time of final registration of the Deed of Sale or delivery of possession, whichever is earlier.

IN WITNESSES WHEREOF the parties hereto set and subscribe their respective hands on the day month and year written above first.

WITNESSES :

1.

**SIGNATURE OF THE ATTORNEY ON BEHALF OF THE OWNERS AS WELL AS THE DEVELOPER FIRM
BHOLANATH BUILDERS
Represented by it's Managing Partner-**

2.

SIGNATURE OF THE FIRST PART

1.

2.

SIGNATURE OF THE SECOND PART

Drafted & Computerised typed by-

***(Surajit Hazra)
Advocate
Burdwan Dist. Judges Court
Regd. No. WB-1260 of 2001***

WITNESSES :

1.

2.

**Drafted and Computerised
typed by me
(Surajit Hazra)
Advocate
Dist. Judges Court, Burdwan**