

Mrs. RISHITA ENTERPRISE
Sanchita Naskar
Proprietor

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made on this -----day of July, 2025 (Two thousand twenty-five)

B E T W E E N

MRS. SANCHITA NASKAR, (PAN BOKPK1372Q, Aadhar No.5839-1259-2828) wife of Mr. Arindam Naskar, by faith Hindu, by occupation Housewife, Nationality Indian, permanently residing at 692, Vivekananda College Road,

P.O. Thakurpukur & P.S. Haridevpur Kolkata-700063, and at present residing at B-604, Aastha Apartment, Anandam Word City, Kachna Raipur, P.S. Khamardih, Pin Code 492014, State Chattishgarh, being represented by her constituted attorney SATYA CHARAN KHAMARU (PAN AETPK7280D, Aadhaar No.3620 8521 1408), son of Late Prahlad Chandra Khamaru, by faith Hindu, by occupation Retired, Nationality Indian, residing at 692, Bankim Park, Purba Barisha, P.O. Thakurpukur, P.S. Haridevpur, Kolkata- 700063, District South 24-Parganas, by virtue of a General Power of Attorney registered in the office of Additional District Sub-Registrar, Behala, and recorded in Book No.I, Volume No.12607-2024, Pages 864443 to 864470, Being No.160702958 for the year 2024, hereinafter called & referred to as the VENDOR (which expression shall unless otherwise

repugnant to the context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives, and assigns) of the ONE PART

A N D

(1)----- PAN-----, Aadhaar No.-----), son of -----, by occupation Business, residing at -----s

by faith Hindu, by occupation -----, residing at -----

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, Nationality Indian, hereinafter called and referred to as the PURCHASERS/SECOND PARTY (which expression shall unless otherwise repugnant to the context be deemed to mean & include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS one Amulya Charan Mondal alias Amulya Mondal and Uma Charan Mondal were the joint and absolute owners and possessors by way of inheritance in respect of ALL THAT piece and parcel of land measuring more or less 17 Decimals in Dag No.758 and also land measuring more or less 08 Decimals in Dag No.758/873

i.e. total land measuring more or less 25 Decimals along with other properties, lying and situated at Mouza-Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, under R.S. Khatian No.612, comprised in

R.S. Dag Nos. 758 & 758/873, under P.S. formerly Behala then Thakurpukur now Haridevpur, within the local limits of Joka-II, Gram Panchayet at present lying within the limits of the Kolkata Municipal Corporation, Ward No.144. Kolkata-700104, under the jurisdiction of Sub-Registry/A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas.

AND WHEREAS while seized and possessed of the aforesaid in R.S. recorded landed property, said Amulya Charan Mondal died intestate leaving behind him surviving his three sons namely Sri Harendranath Mondal, Sri Dulal Chandra Mondal & Sri Biswanath Mondal and also one daughter namely Sabitri Bhangore, as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance, the said Sri Harendranath Mondal, Sri Dulal Chandra Mondal, Sri Biswanath Mondal & Sabitri Bhangore, became the joint and absolute lawful owners and possessors of the aforesaid properties out of total property left by said Amulya Charan Mondal.

AND WHEREAS while seized and possessed of the aforesaid landed property, the said Uma Charan Mondal died intestate leaving behind him surviving his wife Chandan Bala Mondal and four sons namely Sri Joydeb Mondal, Sri Mahadev Mondal, Sri Basudeb Mondal & Sri Sahadeb Mondal and also five daughters namely Kaushalya Patra, Gita Mondal, Rikta Bhangore, Sanaka Mondal and Sankari Mondal, as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance, the said Chandan Bala Mondal, Sri Joydeb Mondal, Sri Mahadev Mondal, Sri Basudeb Mondal, Sri Sahadeb Mondal, Kaushalya Patra, Gita Mondal, Rikta Bhangore, Sanaka Mondal and Sankari Mondal became the joint and absolute lawful owners and possessors of the aforesaid properties out of total property left by said Uma Charan Mondal.

AND WHEREAS While seized and possessed of the aforesaid inheritance landed property, the said Sri Harendranath Mondal died intestate leaving behind him surviving his wife Angur Bala Mondal and four sons namely Sri Niranjan Mondal, Sri Ashok Mondal, Sri Mintu Mondal & Sri Arun Mondal and also one daughter namely Smt. Mamata Raj, as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS while seized and possessed of the aforesaid inheritance landed property, said Sri Dulal Chandra Mondal died intestate leaving behind him surviving his wife Sundari Mondal and one son namely Sri Prabir Mondal and also one daughter namely Mita Chatterjee, as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS by virtue of Deed of Partition dated 30.12.1992 said Sri Biswanath Mondal, Sabitri Bhangore, Chandan Bala Mondal, Sri Joydeb Mondal, Sri Mahadev Mondal, Sri Basudeb Mondal, Sri Sahadeb Mondal, Kaushalya Patra, Gita Mondal, Rikta Bhangore, Sanaka Mondal, Sankari Mondal, Angur Bala Mondal, Sri Niranjana Mondal, Sri Ashok Mondal, Sri Mintu Mondal, Sri Arun Mondal, Smt. Mamata Raj, Sundari Mondal, Sri Prabir Mondal and Mita Chatterjee by metes and bounds after preparing a Deed of partition for the purpose of maintaining amity and peace as also for the sake of mutual benefits and conveniences to enjoy the mother property more fully described above and the said Partition Deed was duly registered in the office of D.R. Alipore and recorded in Book No.I, being No.18978 for the year 1992.

AND WHEREAS while seized and possessed of the aforesaid inheritance and thereafter Partition landed property, the said Smt. Sundari Mondal, Sri Prabir Mondal & Smt. Mita Chatterjee through their constituted attorney namely Sri Nabin Chatterjee, son of Late Shibkrishna Chatterjee (Appointed By virtue of a registered General Power of Attorney dated 06.07.2000, which was duly registered in the office of the Additional District Sub-Registrar Office Behala, recorded in Book-IV, Volume No.2, and Pages from 121 to 126, Being No.77, for the year 2000), and Sri Biswanath Mondal, Angur Bala Mondal, Sri Niranjana Mondal, Sri Ashok Mondal, Sri Mintu Mondal, Sri Arun Mondal, Smt. Mamata Raj through their constituted attorney namely Sri Ranjit Majumdar alias Kesto son of Late Jatindramohan Majumdar (Appointed By virtue of a registered General Power of Attorney dated 29.07.1999, which was duly registered in the office of the D.S.R. -II at Alipore, South 24-Parganas, recorded in Book-IV, Volume No.5, and Pages from 128 to 134, Being No.188, for the year 1999) and also Smt. Sabitri Bhangore, jointly sold, conveyed and transferred of their aforesaid of ALL THAT piece and parcel of demarcated plot of land measuring about 02 (Two) Cottahs 01 (One) Chittaks more or less together

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with easement rights of common passage attached thereto for free ingress and egress, out of total properties, lying and situated at Mouza-Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, under R.S. Khatian No.612, comprised in R.S. Dag Nos. 758 & 758/873, under P.S. formerly Behala then Thakurpukur now Haridevpur, within the local limits of Joka-II, Gram Panchayet at present lying within the limits of the Kolkata Municipal Corporation, Ward No.144, Kolkata- 700104, under the jurisdiction of Sub-Registry/A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas, by virtue of a registered Deed of Sale Dated 12.08.2000, which was duly registered in the office of the Additional District Sub-Registrar Office Behala, recorded in Book-1, Volume No.39, and Pages from 51 to 62, Being No.1544, for the year 2003, unto and in favour of Smt. Runu Bedi.

AND WHEREAS after such purchase, the said Runu Berdi mutated her name in the office of the Kolkata Municipal Corporation in respect of her said purchased land wherein the said property is recorded as Premises No.15/24, Diamond Park, Kolkata-700104, vide Assessee No.711440506566, upon payment of rates and taxes thereto and also conversion the aforesaid Doba & Danga land measuring more or less 3.3024 Decimals from Dist. Land and Land Reform Office South 24-Parganas as BASTU land Being Memo No.17/4631/BL & LRO/KAL dated 29.11.2022 and Case No.CN/2022/1630/5997 of the office of the B.L. & L.R.O. T.M. Behala, South 24- Parganas and she used to seize and possess her aforesaid recorded landed property without any claim, demand, attachments, encumbrances whatsoever from any corner.

AND WHEREAS while seized and possessed of the aforesaid inheritance landed property, the said Sri Harendranath Mondal, Sri Dulal Chandra Mondal, Sri Biswanath Mondal & Sabitri Bhangore jointly sold, conveyed and transferred of their land measuring more or less 01 (One) Cottahs 12 (Twelve) Chittaks out of total properties, lying and situated at Mouza-Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, under R.S. Khatian No.612, comprised in R.S. Dag No.758, under P.S. formerly Behala then Thakurpukur now Haridevpur, within the local limits of Joka-II, Gram Panchayet at present lying within the limits of the Kolkata Municipal Corporation, Ward No.144, Kolkata- 700104, under the jurisdiction of Sub-Registry/A.D.S.R. office at Behala, in

the District of 24-Parganas, since South 24-Parganas, by virtue of a registered Deed of Sale, which was duly registered in the office of the A.R.A.-I, recorded in Book-1, Volume No.97, and Pages from 201 to 216, Being No.4418, for the year 2000, unto and in favour of Sri Milan Biswas.

AND WHEREAS after such purchase being the absolute owner of the said property, the said Sri Milan Biswas mutated his name in the recorded of B.L. & L.R.O. and

L.R. Settlement operation Being L.R. Khatian No.2519, part of L.R. Dag No.758 and also conversion the said land from Dist. Land and Land Reform Office South 24- Parganas as Bastu land Being Memo No.51(C)/22/6934/P/12 dated 20.12.2012 and Case No.255/09 of the office of the B.L. & L.R.O. T.M. Behala, South 24-Parganas and recorded his name in the office of Kolkata Municipal Corporation, under Ward No.144, Being Municipal Premises No.15/24/1, Diamond Park,

P.S. Behala, then Thakurpukur now Haridevpur, Kolkata-700104, in the Dist. South 24-Parganas and used to pay Khajna and taxes regularly to the authority concerned.

AND WHEREAS while seized and possessed of the aforesaid recorded and as well as assessed landed property, the said Sri Milan Biswas sold, conveyed and transferred of his aforesaid of ALL THAT piece and parcel of Bastu land measuring more or less 01 (One) Cottahs 12 (Twelve) Chittaks out of total properties, lying and situated at Mouza Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, under R.S. Khatian No.612 corresponding to L.R. Khatian No.2519, comprised in R.S. & L.R. Dag No.758, under P.S. formerly Behala then Thakurpukur now Haridevpur, within the local limits of Joka-II, Gram Panchayet at present lying within the limits of the Kolkata Municipal Corporation, Ward No.144, Being Municipal Premises No.15/24/1, Diamond Park, Kolkata-700104, under the jurisdiction of Sub-Registry/A.D.S.R. office at Behala, in the District South 24-Parganas, by virtue of a registered Deed of Sale Dated 03.02.2016, which was duly registered in the office of the A.D.S.R. Behala, recorded in Book-1, Volume No.1607-2016, and Pages from 33970 to 33994, Being No.160700880, for the year 2016, unto and in favour of Smt. Runu Bedi.

AND WHEREAS after such purchase, the said Runu Bedi mutated the said property in her name with the office of the Kolkata Municipal Corporation in respect of the said property and recorded as Municipal Premises No.15/24/1, Diamond Park, vide Assessee No.711440509427, Kolkata-700104, upon payment of rates and taxes thereto.

AND WHEREAS by way of said two Deed of Sale, the said Runu Bedi herein became the sole and absolute owner and possessor the aforesaid property.

AND WHEREAS during possession of the said landed property as purchased by aforesaid manner and during possession thereof, the L.R. Settlement Operation was effected into force and in the said L.R. Record of Right, a portion of Bastu land measuring more or less 2.8934 Decimals in 0.1702 share out of total land measuring about 17 Decimals in R.S. & L.R. Dag No.758, was recorded in the name of said Smt. Runu Bedi, under L.R. Khatian No.7026 and another a portion of Bastu land measuring more or less 3.3024 Decimals in 0.4128 share out of total land measuring about 08 Decimals in R.S. &

L.R. Dag No.758/873, was recorded in the name of said Smt. Runu Bedi, as L.R. Khatian No.3474.

AND WHEREAS since then the said Runu Bedi was in peaceful and uninterrupted possession of her said land measuring 03 (Three) Cottahs and 13 (Thirteen) Chittaks be the same a little more or less, together with tile shed structure standing thereon, for the sake of brevity hereinafter referred to as the "said Property" and exercised the rights of ownership thereto and free from all encumbrances.

AND WHEREAS said Runu Bedi, wife of Hridayananda Bedi sold, conveyed and transferred a portion of land area 1 cottahs 12 chittak more or less together with the structure standing thereon along with easement rights of common passage attached thereto for free ingress and egress out of said 3 cottahs 13 chittaks more or less situated at Mouza Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, comprised in R.S. &

L.R. Dag No.758 & 758/873, appertaining to R.S. Khatian No.612, L.R. Khatian No.7026, P.S. formerly Thakurpukur now Haridevpur, within the Joka-II Gram Panchayet now falls within Kolkata Municipal Corporation, Ward No.144, being Premises No.15/24/1, Diamond Park, Kolkata-700104, vide Assessee No.711440506566, District South 24-Parganas in favour of the vendor herein by executing a deed of sale dated 16th October, 2023 registered in the office of the District Sub-Registrar-IV, Alipore and recorded in Book No.I, Volume No.1607-2023, Pages 362431 to 362463, Being No.160712695 for the year 2023.

AND WHEREAS said Runu Bedi, wife of Hridayananda Bedi further sold, conveyed and transferred her remaining portion of land area 2 cottahs 1 chittak more or less together with the structure standing thereon along with easement rights of common passage attached thereto for free ingress and egress out of said 3 cottahs

13 chittaks more or less situated at Mouza Joka, J.L. No.21 now 121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, comprised in R.S. & L.R. Dag No.758 & 758/873, appertaining to R.S. Khatian No.612, L.R. Khatian No.7026 and 3474, P.S. formerly Thakurpukur now Haridevpur, within the Joka-II Gram Panchayet now falls within Kolkata Municipal Corporation, Ward No.144, being Premises No.15/24, Diamond Park, Kolkata-700104, vide Assessee No.711440506566, District South 24-Parganas in favour of the vendor herein by executing a deed of sale dated 17th October, 2023 registered in the office of the District Sub-Registrar-IV, Alipore and recorded in Book No.I, Volume No.1604-2023, Pages 394383 to 394413, Being No.160413150 for the year 2023.

AND WHEREAS by aforesaid two sale deed, the vendor herein has become absolute owner and occupier in respect of the total land measuring about 3 cottahs 13 chittaks more or less together with the R.T. shed structure standing thereon along with easement rights of common passage attached thereto for free ingress and egress of Mouza Joka, J.L. No.121, Pargana Balia, Touzi No.4, R.S. No.31 & 94, comprised in R.S. & L.R. Dag No.758 & 758/873, appertaining to R.S. Khatian No.612,

L.R. Khatian No.7026 and 3474, P.S. formerly Thakurpukur now Haridevpur, within the Joka-II Gram Panchayet now falls within Kolkata Municipal Corporation, Ward No.144, and mutated the said property in her name with the L.R. record of right and finally published her name as owner thereof in L.R. Dag No.758 (doba) and 758/873 (danga), L.R. Khatian No.7122, and also with the assessment record of the Kolkata Municipal Corporation wherein the said property is recorded as Premises No.15/24, Diamond Park, Kolkata-700104, vide Assessee No.71-144-05-0656-6 (particularly mentioned in the schedule 'A' hereunder written) and has been enjoying and possessing the said property peacefully without any disturbances from any corner and also paying relevant taxes to the concerned authority.

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AND WHEREAS with a view to develop the schedule 'A'

property by raising construction of a residential building in the schedule 'A' landed property, the vendor herein obtained sanction of a Building plan from the Kolkata Municipal Corporation vide B.P. No.2024160127 dated 13.08.2024 valid upto 12.08.2029 and started construction of a G + III storied building in her said property in pursuance of sanction of the said building plan and the said building is under construction.

AND WHEREAS due to urgent need of money, the vendor herein desires to sell, convey and transfer one self contained residential flat on the third floor(north-east facing) measuring about 820 sq.ft. super built up area more or less consisting of two bed rooms, one drawing cum dining, one kitchen, one toilet, one W.C. and one balcony, together with the undivided proportionate share of land along with easement rights of common areas, passage, installations, fittings and fixtures of the building situated at Premises No.15/24, Diamond Park, Kolkata-700104, P.S. Haridevpur, within the present limits of the Kolkata Municipal Corporation, Ward No.144, District South 24-Parganas, (particularly mentioned in the schedule 'B' hereunder written) at a total consideration amount of Rs.33,00,000/- (Rupees thirty-three lakh) only.

AND WHEREAS knowing such intention of the vendor herein, the purchasers herein enquired all the title deeds, upto date tax receipt, sanctioned building plan, and other relevant documents and also construction of building and on being satisfied proposed the vendor herein to sell the said flat in their favour at the total consideration price as fixed by the vendor herein and the vendor herein accepted and agreed to sell the said flat in favour of the purchasers herein and accordingly both the parties herein have agreed to enter into this agreement on the following terms & conditions.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS

HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

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1. That subject to the conditions contained herein, the Vendor shall sell and transfer to the Purchasers and the Purchasers shall purchase ALL THAT piece and parcel of one self contained residential flat on the third floor(north-east facing) measuring about -- sq.ft. super built up area more or less consisting of two bed rooms, one drawing cum dining, one kitchen, one toilet, one W.C. and one balcony, together with the undivided proportionate share of land along with easement rights of common areas, passage, installations, fittings and fixtures of the building situated at Premises No.15/24, Diamond Park, Kolkata-700104, P.S. Haridevpur, within the present limits of the Kolkata Municipal Corporation, Ward No.144, District South 24- Parganas, (particularly mentioned and described in the Schedule "B" hereunder written) at or for the total consideration amount of Rs.-----/- (Rupees -----) only.

2. That the purchasers herein has paid 20% of the total consideration amount i.e. Rs.6,60,000/- (Rupees six lakh sixty thousand) only as advanced amount to the vendor herein at the time of signing of this agreement and the vendor herein has received and acknowledged as per Memo of Consideration written hereunder.

3. That the purchasers herein undertake to pay the balance consideration amount to the vendor herein in by several installments as per following manner:

- On signing this agreement

Rs.

- Completion upto Plinth - 10% Rs.
- Ground floor roof casting - 10% Rs.
- 1st floor roof casting 10% Rs.
- Brick work ground & first floor - 10% Rs.
- 2nd floor roof casting- 10% Rs.
- 3rd floor roof casting- 10% Rs.
- Brick work second & third floor - 10% Rs.
- Outside Plaster complete - 5% Rs.
- Inside plaster, Tiles work, putty and Rs.
- Handover possession 5%

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and the construction of the said flat shall be completed within

----- year from the date of signing of this agreement without any delay or default.

4. That after execution of this agreement, Vendor herein shall handover all the relevant papers and documents to the purchasers or to their authorized representative for making necessary conveyance deed and other related works.

5. That save and except the total consideration, as mentioned above in this agreement, the purchasers herein shall also be liable to bear the costs of registration fees, stamp duty and other necessary legal expenses for making registration of the deed of conveyance in respect of the schedule mentioned property and shall not claim the same or any part thereof in any manner whatsoever from the Vendor herein.

6. That the price fixed in this agreement shall not be escalated by the Vendor herein & the purchasers herein shall not be liable to pay any excess amount for the same except consideration price mentioned herein above.

7. That after receiving the balance consideration, the vendor/first party herein shall execute the deed of conveyance and make registration thereof in respect of the schedule 'B' mentioned property in favour of the purchasers or their nominated person or persons before the competent registration authority and also shall physically present there & put necessary seal and signature over the conveyance deed and other relevant documents and papers without any default.

8. That the Vendor herein declares that the schedule 'B' mentioned property is free from all

encumbrances, charges, liens, lispendences, demands, attachments, lease, mortgage, acquisition, requisition & has a good marketable title thereof and the Vendor herein is entitled to sell, convey, transfer the same at her own discretion and never took or received any advance amount or total consideration price from any other person or persons, nor ever entered into any agreement for sale with any other person or persons except the purchasers herein in respect of the schedule mentioned property and also undertakes that the vendor herein shall not sell, convey, assign and transfer the same to any other third person nor shall enter into any other agreement with any other person or persons in respect of the schedule mentioned property during tenure of this agreement.

9. That the purchasers shall not be entitled to claim any division, separation, demarcation in respect of the undivided proportionate share of land and other common areas and installations of the said building as the same shall remain be joint and impartible and the purchasers herein with other co-owners of the said premises shall use the same for the common purposes at all times.

10. That the purchasers herein shall have right to apply before the competent Bank/financial institution for getting necessary House Loan to complete the purchase in respect of the schedule mentioned property to complete the transaction within the said stipulated period of Agreement for sale as mentioned hereinbefore and the vendor herein shall issue NO OBJECTION, if required without showing any excuse.

11. That the Vendor herein declares and undertakes to pay and make over all the relevant rates, taxes, revenues and other dues, (i.e. the municipal taxes, and/or any other rates and taxes imposed by the competent authority) if any, to the respective concerned authority on or before execution of the Deed of Conveyance.

12. That the vendor herein shall complete the construction of the said flat as per the specification of construction of works by using good quality of building materials.

13. That except the specification of works, if the purchasers herein intend to make any additional works, the vendor herein shall do the said additional works subject to that the purchasers herein be liable to bear the additional costs for such additional works.

14. That if the Vendor herein refuses or neglects to receive the balance consideration or any part thereof and/or after receiving the entire consideration amount within the said stipulated period, if the Vendor herein fails, refuses or neglects to execute the Deed of Conveyance and make registration thereof in respect of the schedule mentioned property in favour of the purchasers or their nominated person or persons, in that event the purchasers herein shall reserve their right and absolute authority to make registration of the same as per the Specific Performance of Contract Act and/or law of the land time being in force after obtaining the necessary decree or order from the competent court of law.

15. That the vendor herein undertakes to issue necessary POSSESSION LETTER in favour of the purchasers herein to complete the transaction within the said stipulated period of this Agreement for sale as mentioned hereinbefore.

16. That during construction works, the purchasers/ second party herein shall have right to cause enquiry regarding the construction works of the building at any reasonable hour and the vendor herein shall not raise any objection for the same.

not cause any obstruction to the workers in such additional works.

17. That both the parties herein shall abide by all the terms and conditions mentioned in this agreement sincerely and shall not cause any breach of condition in any manner and the offender party shall be liable to be compensated as per law of the land.

THE SCHEDULE 'A' ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring about 3 cottahs 13 chittaks be the same a little more or less together with the proposed G + III storied building standing thereon along with easement rights of common passage attached thereto for free ingress and egress of Mouza Joka, J.L. No.121, Pargana. Balia, Touzi No.4, R.S. No.31 & 94, comprised in R.S. & L.R. Dag No.758 & 758/873, appertaining to R.S. Khatian No.612, L.R. Khatian No.7122, P.S. formerly Thakurpukur now Haridevpur, within the Joka-II Gram Panchayet now falls within Kolkata Municipal Corporation, Ward No.144, being Premises No.15/24, Diamond Park, Kolkata- 700104, vide Assessee No.71-144-05-0656-6, District of South 24-Parganas, butted and bounded by:

NORTH : SOUTH : EAST : WEST :

THE SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT piece and parcel of one self contained residential flat on the third floor(north-east facing) measuring about 820 sq.ft. super built up area more or less consisting of two bed rooms, one drawing cum dining, one kitchen, one toilet, one

W.C. and one balcony, together with the undivided proportionate share of land along with easement rights of common areas, passage, installations, fittings and fixtures of the building situated at Premises No.15/24, Diamond Park, Kolkata-700104, P.S. Haridevpur, within the present limits of the Kolkata Municipal Corporation, Ward No.144, District South 24-Parganas.

SCHEDULE "C" ABOVE REFERRED TO
(Common area)

1. Staircase and light in the stair case
2. Septic Drainage Line.
3. Electric Motor and pump for lifting water from the underground reservoir to the overhead tank
4. Underground reservoir.
5. Overhead tank.
6. Entrance gate and the passage leading from the entrance gate to the mouth of the stair case on the ground floor

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7. Vacant space within the boundary walls.
3. Ultimate Roof of the building.
2. Lift with lift well, lift machine and landing in each floor leading from ground floor to top floor of the building.

SCHEDULE "D" ABOVE REFERRED TO
(Common Expenses)

- a) All costs of maintenance, operating, replacing, repairing, white or colour washing, painting, decorating, rebuilding, reconstructing, lighting the common portions and common areas of the building including the outer walls.
- b) All charges and deposits for supplies of common utility to the co-owners in common.
- c) All litigation expenses for the common purpose and relating to the common use and enjoyment of the common portions
- d) Electricity charges for the electricity energy consumed for the common service
- e) Cost of maintenance, repairs and replacement of pumps and other common installation
- f) Salaries of all persons employed for the common purpose including durwans, security, sweepers, plumbers, electrician, mistries etc.
- g) All other expenses taxes and other levies as may be necessary or incidental or liable to be paid by the co owners in common including such amount as may be fixed for erecting fund for replacement, renovation, repairing and/or periodical maintenance of common portions.

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SCHEDULE "E" ABOVE REFERRED TO DETAILS SPECIFICATION OF CONSTRUCTION

(Type of construction and specification)

Type of structure: R.C.C. Frame

Walls: All external walls shall be 200 mm thick brick with cement plaster, all internal partition wall will be 75 mm to 125 mm thick with both sides cement plaster. All inside walls will be coated with putti finish and outer wall of the building will be coloured

Flooring: All vitrified Tiles.

- a) All bed rooms, Dining rooms will be finished with Tiles.
- b) Toilet and kitchen floor will be of tiles.
- c) Colour glazed tiles will be provided in all bathroom/toilet upto 6' height and kitchen with 3' tiles on above counter slabs
- d) Black stone will be provided at cooking shelf with 2'- 6" dado upon the cooking shelf

4. Door & Windows:-

- a) All internal and bed room doors will be made of flush door
- b) Main door will be of flush door
- c) Door frames will be made up of with wood
- d) PVC door in toilet
- e) Windows will be glass fitted with aluminium sliding system with box grill

Electrification:-

Concealed line will be provided in the flat. Points will be provided in toilets and kitchen, Exhaust fan point will be provided in the kitchen and gizer point in bath room, 6 points in the dining with one A.C. point, 5 point in each bed rooms with one A.C. point, 3 point in kitchen and 3 point in Bathroom

6. Plumbing And Sanitation: -

- a) Concealed water line of pipe will be provided
- b) Ordinary colour fittings i.e. commode basin
- c) With drain board provided at kitchen
- d) Low height P.V.C. colour ciastern will be provided
- e) Low height Bib cock for washing will be provided at kitchen
- f) All fittings i.e. bid cock pillar cock, S.S. Cock, C.S. Cock will be of stainless steel make.
- g) Toilets cistern and commode colour
- h) Kitchen stainless steel sink will be provided.

7. Electric Meter: -

The developer will arrange the supply of electricity to the premises but for the installation of individual meter shall be at the cost of purchaser of respective flat. In case of shifting of main electric line that would be sharing among all the occupants of the building

8. Water Supply: -

Water will be provided through Kolkata Municipal Corporation water supply and by storing the same in underground water reservoir. One overhead water reservoir will be provided on the

Ms. RISHITA ENTERPRISE
Sanchita Naskar
Proprietor

ultimate roof and one Electric pump will fetch the water in underground water reservoir to roof water reservoir.

IN WITNESS WHEREOF both the parties herein have put

their respective hand, seal and signature on this the day, month and year first above written.

WITNESSES :

1.

.....
SIGNATURE OF THE VENDOR

2.

1.

2.

Drafted & Prepared in my office :

SIGNATURE OF PURCHASERS

Advocate

*Alipore Police Court, Kolkata-700027.

MS. RISHITA ENTERPRISE
Sanchita Naskar
Proprietor

MEMO OF CONSIDERATION

RECEIVED on and from the within named purchasers the within mentioned total consideration price of Rs. /- (Rupees six lakh sixty thousand) only in respect of the property mentioned in the Schedule 'A' hereinabove in following manner.

Cash/Ch.No. Date Drawn on Amount (Rs)

Amount-----.

WITNESSES:

1.

.....
SIGNATURE OF THE VENDOR

2.

Ms. RISHITA ENTERPRISE
Sanchita Naskar
Proprietor