

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the _____ day of _____, in the year Two Thousand and Twenty Six (2026) of the English Calendar Year.

BY AND BETWEEN

M/s AMBIENCE INTERIOR, a Proprietorship Business having its registered at Premises No. 1714/1, Laskarhat Road, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, represented by its sole proprietor namely **INTEKHAB ALAM**, having Income Tax Permanent Account Number: ATRPA3032E and Aadhar No. 4181 7075 6437, Son of Mahboob Alam, by Faith- Islam, by Occupation- Business, permanent resident of Premises No. 2, Ganesh Ghosh Lane, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India, hereinafter called and referred to as the **“VENDOR”** (which terms and expression shall unless and otherwise excluded by or repugnant to the context be deemed to mean and include its Successors-in-Office, heirs, executors, administrators, representatives, attorneys and assigns) of the **ONE PART.**

-AND-

_____ having Income Tax Permanent Account Number_____ and Aadhar No: _____, Son/Wife of _____, by Occupation- _____, by Faith- _____, residing at Premises No. _____, Post Office- _____, Police Station- _____, Kolkata- _____, District- _____, a Citizen of India, hereinafter called and referred to as the **“PURCHASER”** (which term or expression shall unless otherwise excluded by or repugnant to the context be seemed to mean an include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS one Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh, as the sole and absolute owner as ‘Raiyati Stithiban’, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, hereinafter called and referred to as the ‘said total Property’, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 22nd July, 1947, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 38, Pages from 222 to 225, Being no. 2076 for the Year 1947, from the erstwhile owner thereof namely Sri Upendra Nath alias Upendra Nath Sadhukhan Son of Late Narayan Chandra Sadhukhan.

AND WHEREAS said Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh being seized and possessed of or otherwise well and sufficiently entitled to the said total property, being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, sold transferred and alienated the said total property, in favour of one Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, registered at the Office of the Sub-registrar at Alipore, registered in Book No. I, Volume No. 113, Pages from 73 to 78, Being Deed No. 5730 for the Year 1967, for a lawful consideration morefully contained therein.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of the said Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, Being Deed No. 5730 for the Year 1967, became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, being the said total property.

AND WHEREAS being seized and possessed of or otherwise well and sufficiently entitled to the said total property, said Baidyanath Ghosh Son of Atul Chandra Ghosh, instated a title suit for recovery of possession being Title Suit No. 36 of 1968 before the Court of the Learned 3rd Subordinate Judge at Alipore, against one Ramani Mohan Ghosh, whereby the said title suit for recovery of possession being Title Suit No. 36 of 1968 was decreed in favour of said Baidyanath Ghosh Son of Atul Chandra Ghosh, by a Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit.

AND WHEREAS said Ramani Mohan Ghosh being aggrieved by the said Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit No. 36 of 1968, preferred an Appeal being Appeal No. 1217 of 1970 before the Court of the Learned Additional District Judge, Alipore, wherein the said Learned Additional District Judge, Alipore passed an Order dated 13th November, 1972 in the said Appeal No. 1217 of 1970, confirming the Decree passed by the 3rd

Subordinate Judge at Alipore dated 30th July, 1970 in the said Title Suit No. 36 of 1968.

AND WHEREAS said Ramani Mohan Ghosh further being aggrieved by the said Order dated 13th November, 1972 passed by the Learned Additional District Judge, Alipore in the said Appeal No. 1217 of 1970, preferred a Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta.

AND WHEREAS during the pendency of the said Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta, said Ramani Mohan Ghosh died intestate, and eventually the said Second Appeal was dismissed.

AND WHEREAS thus, said Baidyanath Ghosh Son of Atul Chandra Ghosh, remained the sole and absolute owners and seized and possessed of or otherwise well and sufficiently entitled to the said total property, in free from all encumbrances, liens, lispendences and charges, of whatsoever nature may be.

AND WHEREAS thereafter said Baidyanath Ghosh Son of Atul Chandra Ghosh recorded and mutated his name in the Records of Rights of the Revisional Settlement being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 being the said total Property.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said total Property, sold, transferred and alienated a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Pradip Kumar Sarkar alias Badal Sarkar, Son of Haripada Sarkar, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 30th September, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No.

120, Pages from 225 to , Being no. 4916 for the Year 1981, for a consideration amount morefully mentioned therein.

AND WHEREAS subsequently thereafter, said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said remaining portion out of the total Property, sold, transferred and alienated another divided and demarcated Plot of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Anima Sarkar, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 04th November, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 135, Pages from 193 to , Being no. 5229 for the Year 1981, for a consideration amount morefully mentioned therein.

AND WHEREAS said, Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, as the sole and absolute owner thereof, during his lifetime sold, transferred and alienated a portion of the said Plot measuring about 03 (Three) Cotthas be the same a little more or less out of his said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft.

AND WHEREAS thus, said Pradip Kumar Sarkar alias Badal Sarkar, remained seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District-

South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District-South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 , died intestate on 23rd July, 1999, leaving behind him his widow namely Smt. Anima Sarkar and only Daughter namely Smt. Mrinmoyee Sarkar, to inherit his estate as per and according to the Hindu Succession Act, 1956.

AND WHEREAS thus, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, as per inheritance under the Hindu Succession Act, 1956, inherited the said estate of Late Pradip Kumar Sarkar alias Badal Sarkar, being a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station-Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in equal shares.

AND WHEREAS as such, said Anima Sarkar became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less lying and situate at the District-South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-

Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Smt. Mrinmoyee Sarkar became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District-South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Anima Sarkar in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 06 (Six) Cotthas, 14 (Fourteen) Chittaks and 02 (Two) sq.ft., {04 (Four) Cotthas and 12 (Twelve) Chittaks, by Purchase and 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. by Inheritance} be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS thereafter the said Anima Sarkar being the sole and absolute owner of the divided and demarcated Plot of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 266 mutated her name in the records of the Block Land and Land Reforms Office

Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba'.

AND WHEREAS thereafter the said Smt. Anima Sarkar further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less out of said 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS said Smt. Mrinmoyee Sarkar in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said by way of registered Declarations being (1) Registered in Book No. I, Volume No. 67, Pages from 181 to 186, Being No. 2841 for the Year 2002 said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar jointly, declared and finalized that the said Property is actually measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar jointly further entered into a registered Declaration registered at the Office of the District Sub-Registrar-III, Alipore, South 24 Parganas, registered in Book No. I, Volume No. 13, Pages from 932 to 939, Being No. 160303868 for the Year 2006 confirming the said area for the Kolkata Municipal Corporation.

AND WHEREAS thereafter the said Smt. Mrinmoyee Sarkar further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter said Smt. Anima Sarkar made an application dated 11th March, 2023 for conversion of the:

- (1) Plot under classification of the said 'Doba' measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba' to classification 'Bastu'. AND
- (2) Plot under classification 'Pukur' measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.

AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5878/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of 'Pukur':

- (1) Plot measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office

Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'. AND

- (2) Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thereafter said Smt. Mrinmoyee Sarkar made an application dated 11th March, 2023 for conversion of the Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.

AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5879/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thus, said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, in the manner as recited herein above, became the absolute joint owners, having respective shares therein, of ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) Cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South).

AND WHEREAS presently due to the expansion of the limits and jurisdiction of the Kolkata Municipal Corporation the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), came within the jurisdiction of the Kolkata Municipal Corporation as such, came to be known as and numbered as Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation.

AND WHEREAS said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, as the absolute joint owners, having respective shares, in the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), jointly mutated their names under Assessee No. 31-107-08-6736-2.

Pertinent to mention herein that in the records of the Kolkata Municipal Corporation the said Property is total measuring 09 (Nine) cotthas, 11 (Eleven) Chittaks and 39 (Thirty Nine) sq.ft., be the same a little more or less.

AND WHEREAS presently the said property being ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, which is morefully and particularly described in the Schedule "A" herein underwritten and for the sake of brevity hereinafter called and referred to as the said Schedule "A" Property.

AND WHEREAS thereafter said Smt. Anima Sarkar and Smt. Mrinmoyee Sarkar, being seized and possessed of or otherwise well and sufficiently entitled to the said Schedule "A" Property, as the Vendor herein joint sold transferred and alienated the said Schedule "A" Property, to said M/s AMBIENCE INTERIOR, the Vendor herein by way of a registered Deed of Sale dated 17th January, 2025, Registered at the Office of the District Sub-Registrar-V, Alipore 24 Parganas South, registered in Book No. I, Volume No. 1902-2025, Pages from 23072 to 23094, Being No. 190200398, For the Year 2025.

AND WHEREAS thus, in the manner as recited herein above said M/s AMBIENCE INTERIOR became the sole and absolute owner of ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, being the said Schedule "A" Property.

Pertinent to mention herein that the Vendor herein has mutated its name in the records of the Kolkata Municipal Corporation under Assessee No. 31-107-08-6736-2 as the sole and absolute owner of the said Schedule "A" Property.

AND WHEREAS said M/s AMBIENCE INTERIOR being seized and possessed of or otherwise well and sufficiently entitled to the said Schedule "A" Property as the sole and absolute owner thereof decided to develop the said Schedule "A" Property by constructing multi-storied building upon ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less along with common passage together with all easement rights attached thereto and specifically and morefully mentioned in the Schedule "A" Property hereunder written, as such, for the said proposed development of the said Schedule "A"

Property the Vendor herein also obtained a Sanctioned building Plan from the K.M.C. vide Building Permit No. 2025120328 dated 16/12/2025.

AND WHEREAS the said Vendor herein is constructing a G+4 storied Building at the said Schedule "A" Property, in accordance with the said Building plan duly sanctioned by the K.M.C. vide Building Permit No. 2025120328 dated 16/12/2025.

AND WHEREAS thus, the Vendor herein, has declared to sell the respective flats and other constructed areas along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities and all easement rights attached thereto, in the proposed G+4 storied Building at the said Schedule "A" Property, in favour of proposed purchasers.

AND WHEREAS the Purchaser herein, upon coming to know about the intention of the Vendor herein, approached the Vendor herein with the proposal to purchase a Flat, being ALL THAT 'Tiles' flooring, residential Flat being Flat No. ____, lying and situate at the _____ Floor, _____ portion/ side of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of _____ (_____) Bed Rooms, _____ (_____) Living/Dining Space, _____ (_____) Kitchen, _____ (_____) Bath-cum-Privy, _____ (_____) Attached Toilets and _____ (_____) Balcony, together with a _____ Covered Car Parking at the Ground Floor, measuring about 135 (One Hundred and Thirty Five) sq.ft., be the same a little more or less, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039, along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities as mentioned in Schedule "D" herein underwritten and all easement rights attached thereto, for a total Consideration amount being a sum of Rs. _____/- (Rupees _____) only {Being calculated in the following manner Flat Rs. _____/- and Covered Car Parking Rs. _____/-}, excluding statutory G.S.T. amount.

AND WHEREAS the Vendor herein has agreed to sell ALL THAT 'Tiles' flooring, residential Flat being Flat No. ____, lying and situate at the _____ Floor,

_____ portion/ side of the said G+4 storied building, measuring about _____ (_____) sq.ft., Carpet Area, _____ (_____) sq.ft., Covered Area equivalent to _____ (_____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of _____ (_____) Bed Rooms, _____ (_____) Living/Dining Space, _____ (_____) Kitchen, _____ (_____) Bath-cum-Privy, _____ (_____) Attached Toilets and _____ (_____) Balcony, together with a _____ Covered Car Parking at the Ground Floor, measuring about 135 (One Hundred and Thirty Five) sq.ft., be the same a little more or less, lying and situate at the said Schedule "A" Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039, along with proportionate and impartible share or interest in the land mentioned in Schedule "A" herein underwritten, including all common areas, facilities and amenities and all easement rights attached thereto, being the said Schedule "B" Flat for a total Consideration amount being a sum of Rs. _____/- (Rupees _____) only {Being calculated in the following manner Flat Rs. _____/- and Covered Car Parking Rs. _____/-}, excluding statutory G.S.T. amount.

AND WHEREAS thus, the Vendor herein herein have agreed to sale of the said Schedule "B" Flat in favour of the Purchaser herein for a total consideration amount being a sum Rs. _____/- (Rupees _____) only {Being calculated in the following manner Flat Rs. _____/- and Covered Car Parking Rs. _____/-}, to be paid by the Purchaser herein in favour of the Vendor herein, in the manner as stated in this Agreement herein underwritten, free from all encumbrances charges, liens, lispendences, attachments whatsoever.

AND WHEREAS the Vendor herein is the present sole and absolute owner of the said Schedule "B" Flat, in free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever and are sufficiently entitle to sale the said Residential Flat, which is morefully and particularly described in the Schedule "B" herein underwritten, agreed to enter into this Agreement for Sale.

AND WHEREAS the Vendor herein in addition to the above, has also represented and declared to the Purchaser as follows:-

- (a) That the Vendor herein is the sole and absolute owner of and/or otherwise well and sufficiently entitled to the said Schedule "A" Property and the said Schedule "B" Flat.

- (b) That the said Schedule "B" Flat and said Schedule "A" Property is not subject to any acquisition or requisition proceedings or the properties are not affected under the Trust Board and the Vendor herein have not received any notice or has any knowledge to that effect.
- (c) That there is no legal impediment or bar on the part or the Vendor herein to sell, transfer and assign the said Schedule "B" Flat or any part thereof.
- (d) That the Vendor herein itself or through its agents has not entered into any agreement for sale, transfer or lease out or any other Agreement whatsoever with any other person or persons in respect of the said Schedule "B" Flat or any part thereof.
- (e) That no litigation is pending before any Court or any other concerned authority regarding the title or of any other nature whatsoever in respect of the said Schedule "B" Flat or the said Schedule "A" Property herein or any part thereof.
- (f) That the Vendor herein have good, clear and marketable right, title, interest and ownership, respectively in respect of the said Schedule "A" Property and the said Schedule "B" Flat herein and every part thereof.
- (g) That no other person or persons has/have any right of pre-emption over and in respect of the said Schedule "B" Flat or any part thereof.
- (h) That the said Schedule "B" Flat, is free from mortgage/s, Bank Loan/s, charge/s, lease and attachment/s in any manner of whatsoever nature may be.

AND WHEREAS that being satisfied of the title, rights and interest of the said Vendor herein, as declared by the Vendor herein and believing the same to be true and on good faith upon conducting reasonable searching and on the Vendor herein agreeing to sell the said Schedule "B" Flat for a total consideration amount being a sum of Rs. _____/- (Rupees _____) only {Being calculated in the following manner Flat Rs. _____/- and Covered Car Parking Rs. _____/-}, to be paid, by the Purchaser herein in favour of the Vendor herein, in the manner as morefully mentioned herein underwritten, in free from all encumbrances, liens, charges, mortgages, lispenses, attachments and trusts whatsoever and howsoever, the Purchaser herein agreed to purchase the said Schedule "B" Flat.

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed by and between the parties hereto as follows:-

1. That the Vendor herein do hereby covenant with the Purchaser to sell the said Schedule "B" Flat in favour of the Purchaser herein in free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever nature may be.
2. That the Vendor herein will be liable to execute the Deed of Conveyance and cause the registration of the final Deed of Conveyance or execute any other Indenture or Agreement for transferring the said Schedule "B" Flat in favour of the Purchaser herein.
3. That the Purchaser herein has from time to time on several occasions upto the date of execution of this agreement an amount of Rs. _____/- (Rupees _____) only out of the total amount of Rs. _____/- (Rupees _____) only in favour of the Vendor herein as part payment of the said total consideration amount.
4. That the balance sum of Rs. _____/- (Rupees _____) only shall be paid by the Purchaser herein in favour of the Vendor herein, in the manner morefully and particularly described in the Schedule "C" herein underwritten.
5. That, the Purchaser herein have caused searching of the right, title and interest of the Vendor herein, at the appropriate and concerned Offices, Authorities, Corporation and Departments of the state, regarding the right, title and interest of the Vendor herein with respect to the said Schedule "B" Flat.
6. That the Vendor herein shall be liable to answer all the queries and the requisition of the title as may be delivered by the Purchaser herein and/or his Solicitor/Advocate, to their satisfaction.
7. That the Purchaser herein shall be entitled to obtain financial assistance and or Loan from any Bank or Financial Institution for purchasing the said Schedule "B" Flat, at his own liability and risk.
8. That the Vendor herein have already provided photocopies of all the title Deeds, previous Deeds, Certificates and documents with respect to and in relation with the said Schedule "A" Property, the G+4 storied building being constructed thereon and the said Schedule "B" Flat.
9. That the Vendor herein will provide all required documents to Bank and extend all help to the Bank for checking and verification of the said Schedule "B" Flat.

10. In the Vendor herein, shall hand over the peaceful physical possession of the said Schedule "B" Flat to the Purchaser herein, under the terms and conditions of the this Agreement for Sale, upon registration of the final Deed of Sale, as such, thereafter the Purchaser herein shall solely occupying and enjoying the physical possession of the said Schedule "B" Flat.
11. That the Vendor herein shall not do any act or thing whereby the Purchaser herein will be prevented from purchasing the said Schedule "B" Flat in free from all encumbrances condition and/or thereafter sale, transfer and assign and/or part with possession of the said Schedule "B" Flat or any part thereof.
12. The Vendor herein shall complete construction of the said proposed G+4 storied building at the said Schedule "A" Property within a period of 24 (Twenty Four) Months from the date of execution of this Agreement for Sale with respect to the said Schedule "B" Flat, with a grace period of 6 (Six) Months, if required, in the manner as specified in Schedule "F" herein underwritten, and thereafter within a period of 40 days the Vendor herein shall cause execution and registration of the final Deed of Sale in free from all encumbrances, in any manner of whatsoever nature may be, and hand over peaceful vacant possession thereof in favour of the Purchaser within a period of 40 days thereof.
13. That from the date of execution and registration of the Deed of Conveyance, the Purchaser herein shall be liable to pay all taxes in respect of the said Schedule "B" Flat.
14. That the Vendor herein, shall hand over the peaceful physical possession of the said Schedule "B" Flat to the Purchaser herein, under the terms and conditions of the this Agreement for Sale, as such, thereafter the Purchaser herein shall solely occupying and enjoying the physical possession of the said Schedule "B" Flat.
15. That the Vendor herein shall not do any act or thing whereby the Purchaser herein is prevented from doing any needful of the Schedule "B" Flat and/or for sale, transfer and assign and/or part with possession of the said Schedule "B" Flat or any part thereof.
16. That the Vendor herein shall from time to time and at all times hereafter sign and execute such papers and documents and shall do all such other and further acts, deeds, matters and things as may be necessary by the Purchaser herein to give effect to this Agreement for Sale.

17. That if the Purchaser herein fails to purchase the said Schedule "B" Flat, without any proper justification/ valid reasons, by paying the balance consideration amount in the manner as stated herein above, to the Vendor herein, in that event, this Agreement shall be treated as cancelled and the Vendor herein shall refund the received earnest or advance amount to the Purchaser herein, within a period of 30 (Thirty) working days subject to a deduction 15% (Fifteen Percentage) of the said received earnest or advance amount as compensation/damages thereof.
18. That the Purchaser herein is satisfied with the right, title and interest of the Vendor herein, and that the final Consideration amount of the said Schedule "B" Flat shall depend (i.e. may increase and decrease) on the final measurement of the said Schedule "B" Flat to be calculated at the rate of Rs. _____/- per sq.ft. Super Built-up Area.
19. The registration (including stamp duty, Registration fees, commission charges, miscellaneous charges, shall be borne by the Purchaser herein, And that in addition thereto the Purchaser herein shall also make payment of the Advocate remuneration and further the proportionate CESC mail Electrical cable charges to the Vendor herein with respect to the said Schedule "B" Flat.
20. That the Purchaser herein shall in addition to payment of the total Consideration amount pay the necessary applicable statutory G.S.T. amount, to the Developer/Confirming Party herein with respect to the said Schedule "B" Flat.
21. That the measurement of the said Schedule "B" Flat shall be mentioned in the final Deed of Sale to be registered with respect to the said Schedule "B" Flat.
22. That the Purchaser herein is satisfied with the right, title and interest of the Vendor herein and the Developer/Confirming Party herein, the Purchaser herein is also satisfied with the measurement of the said Schedule "B" Flat, the materials used therein and the construction quality for the construction of the said G+4 storied building at the said Schedule "A" property.
23. After the registration of the said final Deed of Sale the Purchaser herein shall become the member of the Association of the Owners of the said Residency, under the provisions of West Bengal Apartment Ownership Act, 1972 and shall bear and pay the proportionate maintenance charges, cost and expenses of the said Association.

24. The Purchaser herein, do hereby agrees to become a member of the Owners Association and abide by the Rules and Regulations of the building with other flat/space/unit holders or flat/space/unit owners and also regularly pay the Maintenance and Common expenses as specified in Schedule "E" herein underwritten. After getting possession as well as registration of Deed of Conveyance, of the said Schedule "B" Flat.
25. That the Purchaser herein shall not use the common areas in the building or Schedule "A" Property, for any undesirable/ illegal or immoral purpose.
26. That the Purchaser herein shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds, corridors or any other portion or portions of the Building at the said Schedule "A" property.
27. That articles of display or otherwise shall not be kept by the Purchaser herein in the corridors or other common use in the building, so as to cause hindrance in any manner in the free movement of users in the corridors and other common use in the proposed building on the said Schedule "A" property.
28. That the execution of this Agreement for Sale, by defacto does not create or inflict or transfer and right, title or interest over the said Schedule "B" Flat including possession thereof, in favour of the Purchaser herein with respect thereto.
29. That the said Building at the said Schedule "A" Property will be named and known as "AMBIENCE SERENITY 2".
30. The parties hereto will only consider the extension of time for the said transaction only in case of Force Majeure conditions i.e., flood, earthquake, riot, war, storm, tempest, civil commotion, pandemic, strike and/or any other action commission beyond the control of the parties hereto.
31. That both the parties herein shall be entitled to sue each other for specific performance of the contract.
32. That in case of any dispute and differences being arisen between the parties hereto relating to this Agreement, the same shall be referred to a sole Arbitrator according to the Arbitration and Conciliation Act, 1996, whose decision shall be final conclusive and binding upon all the parties herein and Arbitrator will be appointed at the jurisdiction of Kolkata.

THE SCHEDULE “A” ABOVE REFERRED TO**(TOTAL PROPERTY)**

ALL THAT divided and demarcated Vacant plot of, by classification ‘Bastu’ Land, physically measuring about **07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft.**, be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), {Road Zone: Rest in Laskarhat- Rest in Laskarhat} alongwith all easement rights of egress and ingress thereto, on the 30 (Thirty) feet wide Approach Road, which is butted and bounded as follows:

ON THE NORTH : By 30 Feet wide Naskarhat Road.
 ON THE SOUTH : By Other Premises.
 ON THE EAST : By Premises No. 1599 Laskarhat.
 ON THE WEST : By Premises No. 1878 Laskarhat.

THE SCHEDULE “B” ABOVE REFERRED TO**(TRANSFERRED PROPERTY)**

ALL THAT ‘Tiles’ flooring, residential Flat being Flat No. ____, lying and situate at the ____ Floor, ____ portion/ side of the said G+4 storied building, measuring about ____ (____) sq.ft., Carpet Area, ____ (____) sq.ft., Covered Area equivalent to ____ (____) sq.ft. Super Built-up Area, be the same a little more or less, consisting of ____ (____) Bed Rooms, ____ (____) Living/Dining Space, ____ (____) Kitchen, ____ (____) Bath-cum-Privy, ____ (____) Attached Toilets and ____ (____) Balcony, together with a ____ Covered Car Parking at the Ground Floor, measuring about 135 (One Hundred and Thirty Five) sq.ft., be the same a little more or less, lying and situate at the said Schedule “A” Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans

(South) Kolkata- 700 039, {Road Zone: Rest in Laskarhat- Rest in Laskarhat} along with proportionate and impartible share or interest in the land mentioned in Schedule “A” herein underwritten, including all common areas, facilities and amenities and all easement rights thereto, which is morefully shown in the Plan attached herewith and delineated with ‘Red’ ink border respectively and the same is butted and bounded :

ON THE NORTH : By _____.
 ON THE SOUTH : By _____.
 ON THE EAST : By _____.
 ON THE WEST : By _____.

THE SCHEDULE “C” ABOVE REFERRED TO
 (Payment Schedule)

1. On Booking of Flat - 10% of the total Consideration amount.
2. On Execution of foundation – 10% of the cost of flat with parking.
3. Before 1st roof casting – 10% of the cost of flat with parking.
4. Before 2nd slab casting – 10% of the cost of flat. with parking.
5. Before 3rd slab casting – 10% of the cost of flat. with parking.
6. Before 4th slab casting – 10% of the cost of flat. with parking.
7. Before completion of brick work and plastering – 10% of the cost of flat. with parking.
8. Before completion of flooring – 10% of the cost of flat. with parking.
9. Before completion of Wall putty, Electricals works – 10% of the cost of flat with parking.
10. Before possession(i.e. when the entire building is ready including common area).- 10%.

THE SCHEDULE “D” ABOVE REFERRED TO
(SHOWING COMMON AREAS, COMMON PARTS, COMMON EQUIPMENTS,
COMMON FACILITIES)

1. The foundations, columns beams, supports, fire escape, entrance and exits.
2. Lobbies and Common passage from Main gate to stair-case only, roof right and areas excepting the specified areas incorporated in the Schedule “B”.
3. Water Pump, over-head water tanks and underground water reservoirs, water pipes and other common installations.
4. Electrical wirings, meters, and fittings and fixtures for lighting the staircase, lobbies.
5. Drains and sewers from the Building to the Corporation duct.

6. Water and sewerage evacuation pipes from the units to the drains and sewers common to the Building.
7. Toilets and bathroom for servants and Gate Keeper, of the Building in the ground floor, if any.
8. Such other equipments, installations, fixtures, fittings, Lift, as are necessary and/or easements of necessity of the Building.
9. The Purchasers shall be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements appendages and appurtenances, whatsoever, belonging to or any way appertaining to the said scheduled "B" Property and the common portion of the said Schedule "A" Property or therewith usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof or appertaining thereto subject to the stipulations as contained elsewhere in this agreement and other schedules.
10. The right of protection of the said Schedule "B" Flat by or from all other parts of the Schedule "A" Property so far as they now protect the same.
11. The right of flow in common as aforesaid of gas, if any electricity, water and waste or soil from and/or to the said Schedule "B" Flat through pipes, drains, wires and conduits lying or being in, under or over the other parts of the schedule "A" property so far as may be reasonably necessary for the beneficial use, occupation and enjoyment of the said Schedule "B" Flat.
12. The right of the Purchasers with or without workmen and necessary materials or enter from time to time upon the other parts of the said Schedule "A" property for the purpose of re-building, repairing or cleaning so far as may be necessary, such pipes, drains wires and conduits aforesaid and also for the purpose of re-building, repairing, replacing or clearing any part of parts of the said Schedule "B" Flat in so far as such re-building, repairing, replacing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases excepting in emergent situation upon giving forty eight hours previous notice in writing of the Purchasers intent property entitled to the same.
13. Water Reservoir and overhead Tanks.
14. Common Services, but No Parking rights.

THE SCHEDULE “E” ABOVE REFERRED TO
(SHOWING COMMON EXPENSES)

1. The expenses of maintain, operating, repairing, replacing, renovating etc., of the said building and in particular of drains, gutters and rain water pipes of the said building user in common with the other occupiers of the other covered space i.e., Schedule “B” Flat and other covered area, and the main entrances, passage leading from passage to stair-case, landing, staircase of the said building as enjoyed in common.
2. The cost of cleaning and lightning the passage, landings, stair-cases, of the said Schedule “A” Property as enjoyed or used in common as aforesaid.
3. The cost of white-washing or decorating the exterior walls of the said Schedule “A” Property.
4. The cost of salaries of Gate Keeper, Lift Operator, sweepers etc.
5. The cost of working and maintenance of Lift, Electric Motor and Pumps or elevator and other amenities.
6. Amount of K.M.C. Property Taxes, water tax and other tax, levies and/or outgoings save those separately assessed on the respective Schedule “B” Flat.
7. Such other expenses as are deemed necessary by the Vendor/Society necessary or incidental for the maintenance and up-keep of the said Schedule “A” Property and the building.

THE SCHEDULE “F” ABOVE REFERRED TO
(SPECIFICATIONS)

1. Verified Tiles flooring work
2. White putty in interior walls all around the flat including ceiling.
3. Aluminum steel sliding window with straight grills.
4. Wood frame 2.5x4” with flush door pallet 32MM (3 Nos. of 4Kabza and steel hassbolt and chitkini) size as per plan.
5. Concealed wiring with necessary points.
6. Kitchen-Tiles floor , black stone, Granite slab/platform for LPG Gas oven, one water tap connection and one window.
7. Batch cum privy-Floor tiles, glazed tiles upto the height of 6 feet on the wall, one water connection, Indian/Western commode, one window and one P.V.C door.

8. Water connection in the flat through water pump for supply of water.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal to these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Calcutta in the presence of :

WITNESSES :

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

Drafter in my Office:

(SHITAL SUNWAS)
Advocate
High Court Calcutta
Enrolment No. WB/1587 of 2006

MEMO OF RECEIPT

RECEIVED, from time to time on several occasions, from the within named Purchaser herein, the within mentioned amount of Rs. _____/- (Rupees _____) only out of the total Consideration amount of Rs. _____/- (Rupees _____) only, in the manner stated in the herein below :

<u>Sl. No.</u>	<u>Mode.</u>	<u>Dated</u>	<u>Drawn On</u>	<u>Amount</u>
-----------------------	---------------------	---------------------	------------------------	----------------------

Total received Rupees _____ only

WITNESSES :-

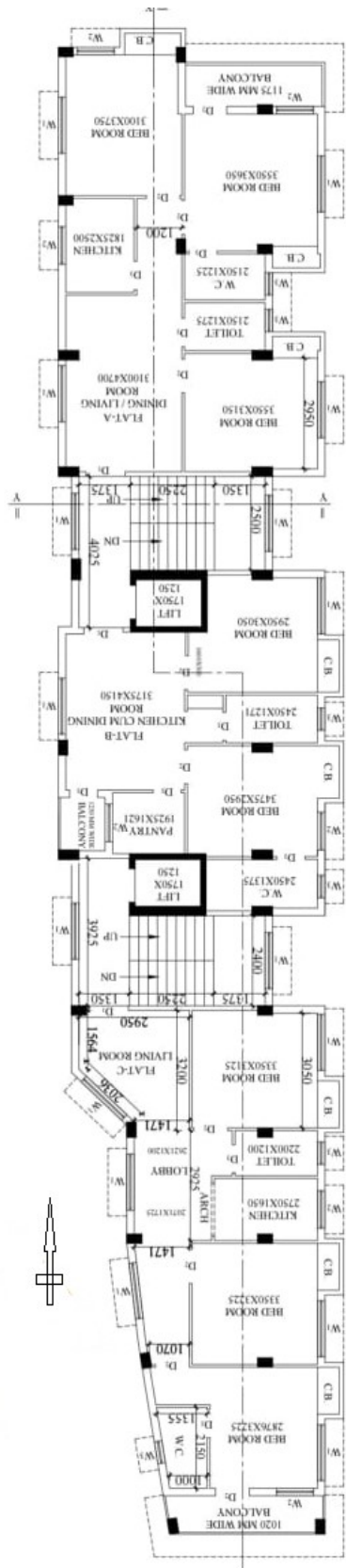
1.

2.

SIGNATURE OF THE VENDOR

FLAT NO. 3C PLAN

ALL THAT ‘Tiles’ flooring, residential Flat being Flat No. _____, lying and situate at the _____ Floor, _____ side of the said G+4 storied building, measuring about _____ sq.ft. Covered Area equivalent to _____ sq.ft. Super Built-up Area, be the same a little more or less, lying and situate at the said Property being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South) Kolkata- 700 039.



SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

#####

DATED THIS THE ____ DAY _____,2026

#####

BETWEEN

M/s AMBIENCE INTERIOR
Represented by their Sole Proprietor
INTEKHAB ALAM
.....VENDOR/FIRST PARTY.

AND

..... PURCHASER/SECOND PARTY.

#####

A G R E E M E N T F O R S A L E

#####

DRAFTED BY

SHITAL SUNWAS
Advocate.
High Court, Calcutta.
9830199351/7980963223
shital_adv@yahoo.com