

DEED OF CONVEYENCE

FOR SALE OF RESIDENTIAL FLAT

THIS AGREEMENT FOR SALE OF RESIDENTIAL FLAT is executed on this Day of
Two Thousand and Twenty ()

Contd..page.../2

(Page 2 of)

AMONG

SRI KAUSHIK SEN GUPTA (PAN - BARPS2823K), (Aadhaar No. 7813 4768 8985). Son of Sakti Pada Sengupta, by Occupation-Service, by religion Hindu, by Nationality Indian, Resident of B-10/223 Kalyani, Township, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN – 741235, West Bengal, hereinafter called and referred to as the “LAND OWNER/VENDOR” (Which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include all his legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART

Land Owner/Vendor is represented by his Lawful, True, Constituted and Appointed Attorneys (Development Agreement executed on 16/04/2025 vide Deed No. 2334/2025 dated 16/04/2025 and Power of Attorney executed on 16/04/2025 vide Deed No 2348/2025)

1) SRI SUBRATA DAS (PAN – BKKPD3220F), (Aadhaar No. 4750 6765 9077) S/o Narayan Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Ghoshpara, Satimata Road, Ward No-3, under Kalyani Municipality, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN – 741235, West Bengal.

2) SRI SUJIT DAS (PAN – BILPD6047G), (Aadhaar No. 8841 1205 3863) S/o Netai Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Muratipur, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN – 741235, West Bengal

3) SRI BALARAM HALDER (PAN – AMTPH4073P), (Aadhaar No. 2601 5043 2387) S/o Jatin Halder, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal.

4) SRI SAMIR BISWAS (PAN – AHYPB8178R), (Aadhaar No. 3371 2437 3879) S/o Subhash Biswas, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal, hereinafter jointly called and referred to the “ATTORNEYS /SELLERS” (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include all their respective legal heirs, executors, administrators, legal representatives and assigns of the SECOND PART.

AND

“S.B. CONSTRUCTION” (PAN No. AEFFS4151P) a Partnership Firm executed on 12/03/2024 represented by the partners

1) SRI SUBRATA DAS (PAN – BKKPD3220F), (Aadhaar No. 4750 6765 9077) S/o Narayan Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Ghoshpara, Satimata Road, Ward No-3, under Kalyani Municipality, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN – 741235, West Bengal.

2) SRI SUJIT DAS (PAN – BILPD6047G), (Aadhaar No. 8841 1205 3863) S/o Netai Das, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Muratipur, P.O. & P.S.- Kalyani, Dist.- Nadia, PIN – 741235, West Bengal

3) SRI BALARAM HALDER (PAN – AMTPH4073P), (Aadhaar No. 2601 5043 2387) S/o Jatin Halder, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal.

4) SRI SAMIR BISWAS (PAN – AHYPB8178R), (Aadhaar No. 3371 2437 3879) S/o Subhash Biswas, by Occupation-Business, by religion Hindu, by Nationality Indian resident of Vill. Dakshin Chandamari, P.O.-Chandmari, P.S. Kalyani Dist. Nadia, PIN-741245, West Bengal, hereinafter jointly called and referred to the “SELLERS/ DEVELOPERS” (Which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include all their legal heirs, executors, successor-in-office administrators, legal representatives and assigns) of the THIRD PART

AND

MR. XXXXXXXXXXXX (PAN– XXXXXXXXXXXX) (Aadhaar Card No. 0000 0000 0000) Wife of XXXXXXXXXXXX Daughter of XXXXXXXXXXXXXXXXXXXX by faith-Hindu, by occupation-Service, by Nationality Indian resident of XXXXXXXXXXXXXXXXXXXX, Dist Nadia, PIN-741101, West Bengal, hereinafter called and referred to as the “PURCHASER” (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include all his/her/their respective legal heirs, executors, administrators, legal representatives and assigns of the FOURTH PART.

WHEREAS the below schedule mentioned land was originally belonged to the Government of the State of West Bengal.

ANDWHEREAS the below schedule mentioned land ad-measuring about 08 (eight) Cottahs, NIL Chattaks and 16 (Sixteen) Square feet a little more or less was allotted by the Government of West Bengal in favour of Smt Aruna Dutta (the original allottee) and a Deed of Lease had been executed on 13.02.1984 by and between the Governor of the State of West Bengal represented through its local wings Department of Urban Development and Municipal Affairs and Estate Manager Kalyani with Sri Sakti Pada Sengupta and duly registered on 18.02.1984 in the office of the Additional District Sub-Registrar of Kalyani, Nadia, which has been recorded and bind in Book No. 1, Book Volume No. 5, Pages No. from 25 to 32, Being Deed No. 219 for the year of 1984 (hereinafter referred to as the principal “Lease Deed”) of schedule plot with building lying and situated at plot No. 223, Sub-Block No. B-10, of Block “B” in the Kalyani Township subject to the limitation, terms and conditions mentioned therein for the purpose erect of residential dwelling house for a period of 999 (Nine Hundred Ninety Nine) years.

ANDWHEREAS after obtaining prior permission from the Governor the original allottee Smt Aruna Dutta transferred her lease hold interest in the said plot of land fully described in the schedule hereunder to Sri Sakti Pada Sengupta, Son of Late Kulada Kanta Sengupta by way of affidavit dated 03.03.1982 and duly been accepted by Government of West Bengal and Estate

Manager Kalyani and recorded vide order No. 402/3L-51/57 dated 14.04.1982 of Estate Manager, Kalyani.

ANDWHEREAS, after demise of the recorded lessee Sri Sakti Pada Sengupta his son Sri Kaushik Sengupta got the below schedule mentioned land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township by virtue of a WILL which had been executed by Sakti Pada Sengupta during his lifetime in favour of his son Sri Kaushik Sengupta (beneficiary of the WILL) and probate certificate granted by the District Delegate at Kalyani, Nadia dated 04.07.2019 and recorded by the Government of West Bengal and Estate Manager Kalyani under Order No. 089/B - 10/223 dated 08.07.2021 of Estate Manager, Kalyani, Nadia.

ANDWHEREAS, the Government of West Bengal, hereby introduced by West Bengal Land Conversion (Leasehold land to Freehold land) Scheme, 2022, and in pursuance of such Govt. Scheme the Government of West Bengal issued a Gazette Notification vide No. 1902-UDMA-24011 (15)/52/2023 GENL-SEC dated 17th day of November, 2023, the details of which has been mentioned in the said Scheme read with Notification No. 946/UDMA-22012(11)/13/2024 - ESTT - TCP SEC Dept. of UDMA dated 11th June, 2024.

ANDWHEREAS Government of West Bengal through Department of Urban Development and Municipal affairs by the pen of local wings Estate Manager, Kalyani, after receiving the conversion consideration amount and other applicable charges for conversion lease hold land to free hold land in terms of the notification vide No. 946 - UDMA - 22012 (11)/13/2024 - ESTT-TCP SEC - Dept. of UDMA dated 11th June, 2024 and after satisfying Government of West Bengal issued a Conversion Certificate for Lease Hold land to Free hold land, subject to the terms and Condition mentioned in the Deed of Conveyance (For conversion of Leasehold land)

ANDWHEREAS after paid conversion fees to the Govt of West Bengal by the present Owner/ Sri Kaushik Sengupta before the execution and registration of a Deed of Conveyance (For conversion of Leasehold land) and the Government of West Bengal through Department of Urban Development and Municipal affairs by the pen of local wings Estate Manager, Kalyani issued a conversion certificate subject to the intimation mentioned in the Deed as well as the order hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid Owner/ Sri Kaushik Sengupta the permanent, transferable and heritable rights in respect of the demised land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the Owner/ Sri Kaushik Sengupta with permanent heritable and transferable rights, subject to the exceptions, reservations, covenants and conditions hereafter contained in the Deed of Conveyance (For conversion of Leasehold land).

ANDWHEREAS the Governor of the State of West Bengal by the pen of through its local wings, Estate Manager & Urban Development Kalyani and Ex-officio Asstt. Secretary of the Govt. of West Bengal executed and registered Deed of Conveyance (For conversion of

Leasehold land), in favour of Owner/ Sri Kaushik Sengupta registered and bind in Book No.1, C.D. Volume No. 1303-2024, Pages No. from 106049 to 106064, Being No. 6063 for the year 2024 of the Additional District Sub-Registrar's office of Kalyani, Nadia

ANDWHEREAS now the below schedule land is rent and revenue free land declared by the Governor of the State of West Bengal and the present Sri Kaushik Sengupta became freehold owner of the land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township and acquired valid right, title, interest and possession over the schedule land / property and became absolute owner and possessed the same since then.

ANDWHEREAS now the present owner/ Sri Kaushik Sengupta herein has decided to develop his below schedule land ad-measuring 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) lying and situated at Plot No. 223, Sub-Block No. B-10 of Block No. B of Kalyani township and searched a reputed developer, who will take full responsibility to develop the below schedule land and upon hearing such intention, the "S.B. CONSTRUCTION" the repudiated developer, represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas herein approached the present owner, that they will develop the said land and take full responsibility by raising construction of a multi storied (G+4) building consisting of residential flats, garages/car parking spaces etc. on the said schedule land, the owner/ Sri Kaushik Sengupta has agreed to such proposal and decided to develop the said land by constructing a G+4 multi-storied building at Plot No B-10/223 through "S.B. CONSTRUCTION", and the said "S.B. CONSTRUCTION", entered into a Registered Development Agreement being No. 2334./2025 dated 16/04/2025 for the year 2025 (Registered and bind in Book No.1, C.D. Volume No. 1303-2025, Pages No. from 66576 to 66590. for the year 2025 of the Additional District Sub-Registrar's office of Kalyani, Nadia) with the owner Sri Kaushik Sengupta to erect and / or construct a G+4 multi-storied building comprising of several flats / garages etc. on his Plot No. 223, Sub-block No. B-10, of Block No. "B" in the township of Kalyani, P.O. & P.S.:- Kalyani, Dist.:- Nadia. the building complex or multistoried building shall be called and known as "SAI SNEHASHISH APARTMENT".

ANDWHEREAS in continuation and also in according with the terms and conditions of the said Development Agreement mentioned above, the owner Sri Kaushik Sengupta have decided to appoint the said Developer "S.B. CONSTRUCTION", represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas as his true, lawful and constituted attorney for development and construction of the G+4 multi-storied residential flats and garages on the Plot No.- B-10/223, Kalyani Township, P.O. & P.S.- Kalyani Dist.:- Nadia and a Developer Power of Attorney had been executed by and between the Kaushik Sengupta and "S.B. CONSTRUCTION", represented by the partners i) Sri Subrata Das, ii) Sri Sujit Das, iii) Sri Balaram Halder iv) Sri Samir Biswas being No. 2348/2025 dated 16/04/2025 for the year 2025 (Registered and bind in Book No.1, C.D. Volume No. 1303-2025, Pages No. from 66620 to 66630, for the year 2025 of the Additional District Sub-Registrar's office of Kalyani, Nadia)

The land owner hand over the peaceful vacant physical possession of the plot of land mentioned “First” schedule along with sanction and approved multi -storied building plan of Kalyani municipality.

ANDWHEREAS the Developers have already constructed a multi-storied building containing several residential flats over the schedule First property as per approved and sanctioned plan by the Kalyani Municipality after demolishing the existing dilapidated house/building standing there on. The present housing complex consists of (G+4) multi-storied building with lift and garage facility comprising residential flats/units, which was approved by the Kalyani Municipal Authority .

ANDWHEREAS the Developers being the attorneys of the owner is willing to transfer by way of absolute sale the Second schedule mentioned FLAT, which is built on First schedule property. The said constructed flat is not affected by the Urban Land (Ceiling & Regulation) Act 1976 and as per guideline of West Bengal Municipal Act and Rules (as amended upto date).

AND WHEREAS the Developers / Promoters herein completed the said Multi storied building (G+ 4) known as “**SAI SNEHASHISH APARTMENT**” in all respect for onward sale of the same and had been looking for intending purchaser/s in respect of the allocated areas of the Developer /Promoter as per Developer Agreement.

ANDWHEREAS the present purchaser () had inspected and satisfied him/herself/themselves of the Lease Deed, Conversion Deed, Municipal mutation and other legal documents of the said Developer / Promoter and land owner in respect of residential flat and its physical possession, configuration etc. which he/she/they intend to purchase and not raised any objection in this regard thereto.

ANDWHEREAS the present purchaser () has approached to the Developer / Promoter “**S.B. CONSTRUCTION**” for purchased a free hold residential Flat being No “ ” ad-measuring 1000 (One Thousand) Square Feet Super built up area and 800 (Eight Hundred) Square Feet Carpet area, at Floor Facing side, Tiles/Marble flooring, consisting of 3(Three) Bed Rooms, 1(one) Drawing-cum-Dining room, 1(one) Kitchen, 1(one) Varandah/Balcony, 2(two) Toilets with all doors, windows, fittings, fixtures, walls in the (G+4) Multi-storied Building, Apartment Named as “**SAI SNEHASHISH APARTMENT**” along with proportionate undivided and impartible share of land and rights of uses of the common areas and spaces in the complex and land at Plot No. 223 in sub Block No. B-10 of Block No. B. in the Township of Kalyani under P.O. & P.S. Kalyani Dist. Nadia. Flat / Holding No. B-10/223, Ward No 10, under Kalyani Municipality.

Now to avoid future litigation and complication it is hereby agreed, understood, confirmed and declared by and between the developer/ “**S.B. CONSTRUCTION**” and intending purchaser/s hereto in presence of witness as follows:-

1) That the land owner/First Part Kaushik Sen Gupta, is the absolute and lawful free hold owner and possessor of the First schedule land, which is free from all sorts of encumbrances.

- 2) That the above named land owner or his attorneys or developers have not yet sale the residential flat, the details descriptions of which is mentioned in Second schedule below or any part thereof nor the seller or his attorney or developers has yet finalized to sale the same in favour of any third party or parties other than this purchaser above named.
- 3) That the actual physical possession of the Second schedule mentioned flat will be handover after made full and final payment as per payment terms.
- 4) That the seller or his attorney or developers has not so far done anything nor shall they do in future which may hinder upon or may prevent from making this agreement and from final full filling this contract and he hereby declares that now the below Second schedule flat is free from all sort of encumbrances.
- 5) That the purchasers will bear all costs of the registration of Deed of Sale / Conveyance and all other incidental charges and GST charges if any.
- 6) That this contract will be equally binding upon the legal heirs and successors as the case may be of the either party to this contract.
- 7) That during subsist of this contract the seller or his attorney or developer does not offer / contract to any persons / persons to sale the below Second schedule flat or enter into agreement for sale, if any kind of incident invent in future the seller or his attorney or developer shall be liable for that.
- 8) That if the purchaser or seller or his attorney or developer or vice versa intentionally violate any condition of this agreement then he / they have full right to enforce legal steps before the proper court of law against the defaulter parties.
- 9) That all notices to be served on the Purchaser or land owner or his attorney or developer as contemplated by this Agreement shall be deemed to have been duly served to the Purchaser or seller or his attorney or developer by Registered Post A.D. at his/their address specified above:
- 10) That now by these agreements both the parties have bound themselves along with their respective legal heirs, successors, administrators, representatives etc. to this agreement for transfer.
- 11) That the purchaser/s can take house building or any other loan from any financial authority, Nationalized Bank, co-operative bank, LIC, Private Bank, by mortgaging the said flat (after registration) and on the basis of this agreement for purchase the second schedule flat and the land owner or his attorney or developer has no objection in this regard.
- 12) That if any reason this contract fails or the purchaser/s can not intend to purchase the Second schedule flat in that case he/she/they will get refund back the principal advance money after deduction of 10% (ten percent) of total deposit.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND)

ALL THAT piece and parcel of rent free hold and/or revenue free land ad-measuring more or less 8 (Eight) Cotthas Nil Chattaks and 16(Sixteen) Square Feet (a little more or less) being plot No. 223 in Sub Block No. B-10 of Block 'B' with structure thereupon, in subdivision Kalyani developed by the Govt. of West Bengal P.S. Kalyani Dist Nadia, Ward No-12, under Kalyani Municipality. Additional District Sub-Registration office at Kalyani Dist Nadia within the jurisdiction of District Collectorate of Nadia, which is butted and bounded as follows:-

On the North by : 30 Feet wide Metal Road
On the East by : Plot No B-10/224
On the South by : Plot No B-10/229
On the West by : Plot No B-10/222

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE FLAT)

ALL THAT PIECE AND PARCEL of one self contained new residential Flat being No “ ” ad-measuring 1000 (One Thousand) Square Feet Super built up area and 800 (Eight Hundred) Square Feet Carpet area, at Floor Facing side, Tiles/Marble flooring, consisting of 3(Three) Bed Rooms, 1(one) Drawing-cum-Dining room, 1(one) Kitchen, 1(one) Varandah/Balcony, 2(two) Toilets with all doors, windows, fittings, fixtures, walls in the (G+4) Multi-storied Building, Apartment Named as “**SAI SNEHASHISH APARTMENT**” along with proportionate undivided and impartible share of land and rights of uses of the common areas and spaces in the complex and land at Plot No. 223 in sub Block No. B-10 of Block No. B. in the Township of Kalyani under P.O. & P.S. Kalyani Dist. Nadia. Flat / Holding No. B-10/223, Ward No 10, under Kalyani Municipality.

Specification of the Flat No. First Floor North-West Facing Front side
Super Built Area : 1000 (One Thousand) Square Feet Super built up area.
Carpet Area : 800 (Eight Hundred) Square Feet Carpet area

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Area)

- 1) Main gate of the said premises and common passage.
- 2) Installation of Common services viz. electricity, water pipes, sewerage, rain water pipes.
- 3) Water pump with motor and pump house.
- 4) Septic tank with soak pit on the ground floor for use of all owners of the building.
- 5) 24 Hours supply of water from overhead tank for use of all owners of the building in the respective flat.
- 6) Lightening in the common space passage, staircase, including fixtures and fittings.
- 7) Common stair, staircase, garage and roof.
- 8) Other Common areas.
- 9) Lift / Elevator/ Silent GD generator

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common expenses and maintenance)

- 1) All costs of maintenance, operating, replacing, white washing, painting, rebuilding, reconstruction, decorating, redecorating & lighting the common parts and also the walls other walls on the apartment.
- 2) The salaries of the entire person employed for the purpose of maintain of the building.
- 3) Insurance premium for insurance the building against earthquake, fire, lighting, mob-violence, civil commotion, damage etc.
- 4) All charges and deposits for suppliers of common facilities and utilities.
- 5) Municipal tax, multi-storied building tax and other outgoing expenses save those separately assessed on the respective Flat / Unit on and from the date of execution of Sale Deed.
- 6) Costs and charges of establishment for maintenance of the building and for watch and ward staff. The purchaser is also under legal obligation to be a member of the Flat owner association to be formed by all the Flat /Apartment owners after purchase hereof and shall pay monthly subscription of the said Association in accordance with the resolution to be taken by the Association.
- 7) The office expenses incurred for maintenance of the office for common purpose.
- 8) All other expenses and outgoing as are deemed to be necessary or incidental for protecting the interest and the right of the purchaser on and after purchase and delivery of physical possession.
- 9) All expenses referred to above shall be proportionately borne by the co-purchasers in and from the date of taking charges and occupation of their respective units but the purchaser shall not be liable to bear such charges in respect of the unsold Units / Flats.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFATION OF CONSTRUCTION FLAT)

It is a G+4 multistoried building contain several residential Flats.

- 1) RCC framed structure made by Captain / Elegant / SRMB/ISI Mark Steel and cement like ACC, Birla, Samrat, Lafarge, Ultratech, Ambuja, Konarak.
- 2) External wall be 8 or 10 inches thick, partition wall between two rooms will be 5 inches.
- 3) Outside plaster of the building shall be painted with weather coat /shield, inside wall, room will be finished by wall putty 3 cote and interior primer completed finishing.
- 4) Door frame shall be made of Sal wood. All doors will be membrane door except main door. All door shutters will be single leaf compact waterproof flash door and bathroom frame and door shutter will be PVC. Main door made by Flush Door.
- 5) Windows shall be made by mild steel or aluminum sliding and frosted glass and also two coats primer / colour complete and windows size 6' x 5' to be provided .
- 6) Floor tiles (4'x2') with dado. (Somany).
- 7) Kitchen platform made with black stone, granite will be provided with extra and tiles up to 3 feet height from platform. Floor will be made by floor tiles (4'x2') (Somany).
- 8) Toilet tiles will be dado up to 6 feet height from floor with glazed tiles .One shower including concealed stop cock, one European commode / O.T. PAN in other Toilet including low down cistern. One white basin will be provided on dining space only. two numbers Tap in each toilet. One Gizzer point in one toilet to be provided.

9) All inside plumbing work to be concealed with P.V.C. pipes and outside plumbing work to be ISI UPVC & CPVC pipes and fittings all sanitary fittings are ISI marks. Required of overhead tank and underground water storage tank will be provided.

10) All Electric wiring will be concealed with ISI slanted wire, switch, plugs, socket, power plug etc. Total 45 points for 3BHK Flat and 35 points for 2BHK Flat (38 nos. points Light, Fan, Plug, T.V, Bell, M.C.B, and Switch Board And 7 nos. power point 15 Amp for 3BHK Flat) and (29 nos. points Light, Fan, Plug, T.V, Bell, M.C.B and Switch Board And 6 nos. power point 15 Amp for 2BHK Flat) To be provide for 3BHK flat AC point two bed room and 2BHK flat One AC Point including.

11) 24 hours electricity & water (common area)

12) Lift facility & Silent DG generator will be available.

13) 3 feet height MS grill or SS Steel and same colour wall tiles will be provided in Varandah.

14) The developers hereby declare that the booking flat will be hand over within 24 (Twenty Four months) from the date of booking except any un-expected event/incident took place..

N.B. 1) Be it mentioned here as per requirement / choice of the purchaser for any other extra construction/ item may be installed with his/her/their own cost extra.

2) GST as per Govt. Rule will be paid by purchaser as applicable, if any.

Items not included in this rate :-

1. Electric Meter Personal : Personal Meter including S.D/S.C Charges as per quotation of W.B.S.E.D.C.L.

2. The cost of installation transformer and all related Expenses .

3. Interior decoration and it must be done after registration of the flat.

4. Registration Cost of Flat.

5. No outside Labour or Mistry will be accepted for extra work.

IN WITNESSES WHEREOF all the parties have put their respective hands and seals on this day, months and year first above written.

1)
[SUBRATA DAS]

2)
[SUJIT DAS]

3)
[BALARAM HALDER]

4)
[SAMIR BISWAS]
Signature as Attorneys on behalf of
KAUSHIK SEN GUPTA/Land Owner
and Signature of the Developers/
as Partners "S.B. CONSTRUCTION.

Signed, sealed and delivered by the parties
in the presence of the following Witnesses
1)

Drafted, Prepared and Typed by me

(Safiar Rahaman)
Advocate Kalyani Court Nadia
Enroll No. WB-808/2001