

AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT FOR SALE is made on this the day of
....., 2026, Two thousand Twenty Six.

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BETWEEN

(1a) SRI ATANU KUMAR GHOSH, son of Lt Manik Lal Ghosh by Caste Hindu, by Nationality Indian, by Occupation Service , having PAN No. BAMPG6418F, Aadhaar No. 3808 9797 2582 , residing at Sukhomoy Ashram, Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(1b) SRI DIBYENDU GHOSH**, son of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Business, having PAN No. AQXPG1618H , Aadhaar No. 2400 1434 3258, residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(2a) SRI MONOJIT GHOSH**, son of Lt Jaharlal Ghosh , by Caste Hindu, by Nationality Indian, by Occupation Business , having PAN No. ALYPG7018B , Aadhaar No. 4530 1613 1735 , residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(2b) SMT PIALY DAS**, daughter of Lt Jaharlal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Housewife , having PAN No. DPXPD9828C, Aadhaar No. 7835 9767 2250, residing at 69, Vivekananda Sarani, Padripara , P.O.&P.S. Chandernagore, District Hooghly-712136, **(3) SRI HIMADRI GHOSH**, son of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Business, having PAN No. AHOPG6662P, Aadhaar No. 7629 1823 5658 , residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(4) SMT BASABDATTA GHOSH**, daughter of Tapan Kumar Ghosh , by Caste Hindu, by Nationality Indian, by Occupation Service, having PAN No. BKKPG0036R , Aadhaar No. 7882 4691 4547 , residing at S M Villa , Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, **(5) SRI JOYDIP GHOSH**, son of Sibaram

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Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Service, having PAN No. AQTPG3981H, Aadhaar No. 5747 9276 7646 , residing at 157, Khirki Goli , Chinsurah , Dist Hooghly-712101 **(6) SMT LIPI GHOSH**, daughter of Lt Manik Lal Ghosh, by Caste Hindu, by Nationality Indian, by Occupation Housewife , having PAN No. BCUPG8766L, Aadhaar No. 6286 7967 1415, residing at Sukdeb Singh Road, Urdibazar , P.O.&P.S. Chandernagore, Dist Hooghly-712136, hereinafter to be called as the **“OWNERS”** which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the party of the **FIRST PART**. Represented by their Constituted Attorney: **“NEW DIMENSION”** a Partnership Firm ,PAN :AAVFN5175G, having its registered office at 544 , Urdibazar Main Road, Sukdeb Singh Bye Lane, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, Represented by its partners: **(1) SRI PARTHA KOLEY**, son of Sri Prahllad Koley, by Religion Hindu, by occupation: Business, PAN:CKRPK4967R, Aadhaar No. 7361 7256 8827, residing at Baganbati, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin-712138, (2) **SMT. CHAITALI DEY**, wife of Partha Koley , by Religion: Hindu, occupation: Business, having PAN: AWZPD4968M, Aadhaar No. 9637 1092 8144, residing at 1/953, Sahagunj Main Road, P.O. Sahagunj, P.S. Chinsurah, District Hooghly Pin-712104. (By dint a **DEVELOPMENT POWER OF ATTORNEY** dated 21.07.2025 registered at the Office of A.D.S.R. Chandernagore and recorded in Book No.I, CD Volume No.0604-2025, Pages from 54774 to 54801, being No.060402232 for the year 2025.

AND

“NEW DIMENSION” a Partnership Firm ,PAN :AAVFN5175G, having its registered office at 544 , Urdibazar Main Road, Sukdeb Singh Bye Lane, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, Represented by its partners: **(1) SRI PARTHA KOLEY**,

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son of Sri Prahllad Koley, by Religion Hindu, by occupation: Business, PAN:CKRPK4967R, Aadhaar No. 7361 7256 8827, residing at Baganbati, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin-712138, (2) **SMT. CHAITALI DEY**, wife of Partha Koley , by Religion: Hindu, occupation: Business, having PAN: AWZPD4968M, Aadhaar No. 9637 1092 8144, residing at 1/953, Sahagunj Main Road, P.O. Sahagunj, P.S. Chinsurah, District Hooghly Pin-712104, hereinafter called the **“DEVELOPER”** which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns of the **SECOND PART**.

AND

....., son of **.....**,by Religion: **.....**, Nationality: Indian, occupation.-**.....**, PAN: **.....**, ADHAAR No. **.....**, residing at **.....** P.O.-**.....** P.S. **.....**, Dist **.....** hereinafter called the party of the THIRD PART and also referred to as the **INTENDING PURCHASER** which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns of the **THIRD PART**.

WHEREAS the Bastu property measuring 0.2342 Acre or 14 Cottah 04 Chatak00 sq. ft. in RS Plot No.199, RS Khatian No. 171 , corresponding to LR Plot No 245 under present LR Khatian Nos.596, 648, 715, 736,737,738, 739, 740 of Mouza Chandernagore,Sheet No 14 , JL No 1, P.O.& P.S. Chandernagore ,Dist. Hooghly (hereinafter referred to as the “said property”) as well as several other properties were previously owned by Sailendranath Ghosh and he was in peaceful possession of the said property by mutating his name in the RSROR being RS Khatian No 171 of Mouza Chandernagore and while possessing the said Property Sailendranath Ghosh died on 20.03.1973 leaving behind his wife Lilabati Ghosh , three sons namely Manik Lal Ghosh, Jaharlal Ghosh, Mohan Lal Ghosh and

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three daughters namely Sushama Ghosh, Latima Ghosh and Sonarani Ghosh and all the legal heirs jointly inherited the property each having 1/6th undivided share in the estate of Sailendranath Ghosh. Following demise of Late Sailendranath Ghosh, all the surviving legal heirs for the purpose of ascertaining and finalizing their respective shares further made partition of their jointly inherited property by dint of a Partition Deed being No.1587 of 2001 registered in the office of ADSR, Chandernagore, and in furtherance thereof the said legal heirs became the exclusive owners of the demarcated property and Manik Lal Ghosh became the absolute owner of Lot A measuring 1 Cottah 15 Chatak 35 sq. ft. as depicted in the partition deed plan. Jaharlal Ghosh became the absolute owner of demarcated Lot B measuring 2 Cottah 1 Chatak 25 sq. ft. as depicted in the partition deed plan. Mohan Lal Ghosh became the absolute owner of Lot C measuring 2 Cottah 30 sq. ft. as depicted in the partition deed plan.

Sushama Ghosh became the absolute owner of Lot D measuring 2 Cottah 4 Chatak 40 sq. ft. as depicted in the partition deed plan.

That said Latima Ghosh became the absolute owner of Lot E measuring 2 Cottah 4 Chatak 0 Sq. ft. as depicted in the partition deed plan and Smt. Sonarani Ghosh became the absolute owner of Lot F measuring 2 Cottah 3 Chatak 0 sq. ft. as depicted in the partition deed plan. A demarcated area of 1 Cottah 5 Chatak 5 sq. ft. was kept as common passage for use by all the parties in the partition deed and the said common passage was further demarcated in the partition deed plan. Since partition, the respective parties were in peaceful possession of the respective allotted portions by mutating their names in the RSROR being Khatian Nos 110 Akri , 214 Akri , 228 Akri , 331 Akri , 279 Akri , 332 Akri.

AND WHEREAS said Manik Lal Ghosh while peacefully possessing the property measuring 1 Cottah 15 Chatak 35 Sq. ft. mentioned in the A schedule property, i.e. Lot A of the Partition Deed being No. 1587 of 2001 of A.D.S.R. Chandernagore, Manik Lal

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Ghosh died leaving behind his wife Namita Ghosh, three sons namely Atanu Kumar Ghosh (owner no.1a), Dibyendu Ghosh (owner no.1b), Himadri Ghosh (owner no.3) and one daughter Lipi Ghosh (owner no.6) and all the legal heirs of Manik Lal Ghosh jointly inherited the portion and property lying in the name of Late Maniklal Ghosh. Subsequently Namita Ghosh, Himadri Ghosh and Lipi Ghosh transferred their undivided share in favour of Atanu Kumar Ghosh and Dibyendu Ghosh (i.e. Party No 1a & 1b of the parties of the First Part), by dint of Deed of Gift being No. 254 of 2014 registered in the office of ADSR, Chandernagore. By dint of Deed of Gift as well as by way of inheritance, Party No (1a) & (1b) of the parties of the First Part became the joint absolute owners of 1 Cottah 15 Chatak 35 sq. ft. in RS Plot No. 199, corresponding to LR Plot No 245 and same has been described in the Item No. 1 of the “A” Schedule property hereunder.

AND WHEREAS the said Jaharlal Ghosh while in possession of the property measuring 2 Cottah 1 Chatak 25 Sq. ft. mentioned in the “B” schedule property i.e. Lot No.B of the Partition Deed being No. 1587 of 2001 of ADSR Chandernagore. Jahar Lal Ghosh died on 14.11.2005 leaving behind his wife Santa Ghosh, one son Monojit Ghosh and one daughter Pialy Das and following demise of Jahar Lal Ghosh all the legal heirs of Jahar Lal Ghosh jointly inherited the property. Subsequently Santa Ghosh transferred her undivided share in favour of her son namely Monojit Ghosh (i.e. Party No 2a of the parties of the first Part), by dint of Deed of Gift being No. 1545 of 2023 registered in the office of A.D.S.R, Chandernagore. By dint of Deed of Gift as well as Inheritance, Party No (2a)& (2b) of the parties of the first Part became the absolute owners of undivided 2 Cottah 1 Chatak 25 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 having $\frac{2}{3}$ rd and $\frac{1}{3}$ rd share respectively and same has been described in the Item No 2 of the “A” Schedule property hereunder.

AND WHEREAS said Mohan Lal Ghosh while in possession

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of the property measuring 2 Cottah 0 Chatak 30 Sq. ft. mentioned in the C schedule property i.e. Lot No.C of the Partition Deed being No.

1587 of 2001 of A.D.S.R. Chandernagore, the said Mohan Lal Ghosh transferred his demarcated 2 Cottah 0 Chatak 30 Sq. ft. property in favour of his nephew namely Himadri Ghosh son of Manik Lal Ghosh (i.e. Party No 3 of the parties of the first Part), by dint of Deed of Gift being No 671 of 2002 registered in the office of ADSR, Chandernagore . By dint of Deed of Gift, Party No. 3 of the parties of the first Part became the absolute owner of demarcated 2 Cottah 0 Chatak 30 Sq. ft. property in RS Plot No.199, corresponding to LR Plot No.245 and same has been described in the Item No 3 of the A Schedule property.

AND WHEREAS Sushuma Ghosh while in possession of the property measuring about 2 Cottah 4 Chatak 40 Sq. ft. mentioned in the D schedule property i.e. Lot No.D of the Partition Deed being No 1587 of 2001 of ADSR Chandernagore, Sushuma Ghosh transferred her demarcated 2 Cottah 4 Chatak 40 Sq. ft. property in favour of her granddaughter namely Basabdatta Ghosh (i.e. Party No 4 of the parties of the first Part), by dint of Deed of Gift being No 1722 of 2017 registered in the office of A.D.S.R., Chandernagore. By dint of the said Deed of Gift, Party No,4 of the parties of the first Part became the absolute Owner of demarcated 2 Cottah 4 Chatak 40 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245.

AND WHEREAS Latima Ghosh while possessing the property measuring 2 Cottah 4 Chatak 00 Sq. ft. mentioned in the E schedule property i.e. Lot No.E of the Partition Deed being No. 1587 of 2001 of A.D.S.R. Chandernagore, Latima Ghosh transferred her demarcated 2 Cottah 4 Chatak 00 Sq. ft. property in favour of her son namely Joydip Ghosh (i.e. Party No 5 of the parties of the first Part), by dint of Deed of Gift being No 6163 of 2024 registered in the office of DSR-I, Hooghly. By dint of said Deed of Gift, Party No. 5 of the

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parties of the first Part became the absolute owner of demarcated 2 Cottah 4 Chatak 00 Sq. ft. property in R.S. Plot No. 199, corresponding

to L.R. Plot No. 245 and same has been described in the Item No. 5 of the A Schedule property hereunder.

AND WHEREAS Sonarani Ghosh while possessing the property measuring 2 Cottah 3 Chatak 00 Sq. ft. mentioned in the F schedule property i.e. Lot No.F of the Partition Deed being No 1587 of 2001 of A.D.S.R. Chandernagore, Sonarani Ghosh executed and registered one WILL in favour of her niece Smt Lipi Ghosh daughter of Manik Lal Ghosh being No 21 of 2002 registered in the office of ADSR, Chandernagore, Hooghly . On demise of Sonarani Ghosh , Smt Lipi Ghosh filed a Probate Suit being Act. XXXIX case No 02 of 2019 before the Hon'ble Court of District Delegate, Chandernagore and the WILL of Sonarani Ghosh was probated on 17.02.2021.By dint of Such Probate, Smt Lipi Ghosh i.e. Party No 6 of the parties of the first Part became the absoluteOwner of demarcated 2 Cottah 3 Chatak 00 Sq. ft. property in R.S. Plot No. 199, corresponding to L.R. Plot No. 245 and same has been described in the Item No. 6 of the A Schedule property hereunder.

AND WHEREAS all the parties to the First Part apart from their individual portion, are also the joint owners and is presently peacefully possessing the property measuring 1 Cottah 5 Chatak 05 Sq. ft. mentioned in the A Schedule property of the Partition Deed being No 1587 of 2001 of A.D.S.R. Chandernagore, having 1/6th share each.. By dint of such partition Deed all the parties of the First Part became the absolute owners of demarcated 1 Cottah 5 Chatak 05 Sq. ft. property in RS Plot No. 199, corresponding to LR Plot No 245 and same has been described in the Item No 7 of the A Schedule property.

AND WHEREAS in the aforesaid manner the parties of the First Part became the absolute owner of the FIRST schedule property and they are in peaceful possession of the same without any

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intervention from any corner of the society. FIRST schedule property is situated at Urdibazar Main Road and all the parties of the

first part mentioned hereinabove decided to raise a multistoried building upon the FIRST schedule property but due to lack of expertise in the field of construction as well as lack of funds, the parties of the first part decided to engage a reputed developer who would raise construction of a multistoried building.

AND WHEREAS the FIRST Schedule property is suitable for construction of a Multi storied building and the parties to the FIRST PART are desirous of developing the FIRST schedule property and the party to the Second Part upon being aware of the intention of the parties to the First Part approached the parties to the First Part, and in furtherance thereof negotiation was held in between all the parties of the FIRST PART and party of the SECOND PART. The party of the Second Part has duly represented that the party to the Second Part is well acquainted in the filed of developing multi-storied building and has got enough experience in the matter of construction of multi-storied flat buildings and shopping complexes and as such all the parties of the FIRST PART upon being satisfied with the representation accepted the party of the SECOND PART to be the suitable person in respect of the construction of a multi-stored residential cum commercial building. All the Parties to the First Part and second part agreed to abide by all terms and conditions stipulated herein in the instant agreement.

AND WHEREAS the owners or the parties of the First Part agreed to grant to the developer exclusive right to develop the proposed multistoried residential cum commercial building upon the property mentioned in the schedule FIRST Schedule hereunder to construct a new commercial cum residential building thereon according with the plan to be sanctioned by Chandernagore Municipal Corporation at the cost of the Developer.

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AND WHEREAS the FIRST Schedule property is suitable for construction of Multi storied building and the party of the FIRST PART is not getting the expected return / income / usufructs from the property

and he was searching for suitable promoters/developers who can make the multi storied building from their own fund and to allocate constructed portion to the party of the FIRST PART. At such a situation the parties of the SECOND PART became acquainted and negotiation was held in between the party of the FIRST PART and parties of the SECOND PART. The parties of the SECOND PART have got enough experience in the matter of construction of multi-storied flat buildings and shopping complexes and as such the party of the FIRST PART adopted / accepted the parties of the SECOND PART to be the suitable persons in respect of the construction of the flat building and shopping complex and in furtherance party of the First Part and parties of the SECOND PART entered into a **DEVELOPMENT AGREEMENT** dated 21.07.2025 registered at the Office of A.D.S.R. Chandernagore and recorded in Book No.I, CD Volume No.0604-2025, Pages from 54366 to 54423, being No.060402220 for the year 2025. Be it mentioned here that in the Development agreement , the Flats, Commercial space, Garage and units to be allocated on account of the Owner's allocation was specifically mentioned in Schedule (B-1) of the Development agreement and the remaining portion of the entire constructed area after allocating the (B-1) schedule of the Development agreement , is on account of the Developers .

AND WHEREAS the Owners submitted building plan for the construction of the multistoried flat building including the garage, shop room etc. before the Chandernagore Municipal Corporation and the said building plan after proper enquiry and verification was sanctioned vide building plan No.- AIN- SWS-OBPAS/ 1806/ 2025/0510 and the construction has been commenced . The position and location of the First Schedule property is lucrative one and so many persons being satisfied with the location as well as with the

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proposed construction are coming forward to purchase the flat/garage/shop room and are offering part payment on account of earnest money. The party of the Third Part i.e. the intending Purchaser

being satisfied with the proposed construction and its specification offered to purchase the Second Schedule Flat, the negotiation was held in between the vendor, developer and the Purchaser and all the parties agreed to abide by the terms and conditions mentioned hereunder:-

Terms and conditions

1. The total consideration money of the Second Schedule Flat has been settled at **Rs...../- (Rupees)** Only The floor of the Second Schedule Flat is of vitrified tiles .The main door in entrance of the Flat will be of the Segun wood (completely polished) and the other doors inside the flat will be Flush Door And Windows are made with UPVC frame and glass panels with M.S. Grills and if the purchasers expresses their intention to install any other better quality materials they have to pay extra charges.

2. That the period of this agreement will remain valid for 3 years from the date of execution of this Agreement and the flat and Car Parking Space/Garage is completed and ready for delivery and within the tenure, the entire amount of consideration must be paid by the purchaser to the vendor/developer.

3. That out of the total consideration money of **Rs...../- (Rupees)** Only for Second schedule Flat an amount of Rs/- (Rupees) only has already been paid on account of booking money by

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....., and further amount of Rs/- (Rupees) only paid at the time of registration of this Agreement for Sale.

4. That if the construction of the Second Schedule Flat is completed and ready for delivery of possession and in spite of the same if the Purchaser i.e. party of the Third Part is unable to purchase the same, either he will pray for extension of time only for three months otherwise, the advance of earnest money made by the Purchaser will be deducted after deducted 10% of the payments and this agreement will be treated to be revoked and cancelled. In case the party of the Third Part i.e. the Purchaser is ready with the money to square up the balance consideration money and the Vendor i.e. the party of the Second Part is unable to deliver khas possession or to execute and register out and out sale deed in respect of the Second Schedule Flat within due time in that event the party of the Third Part shall have right to take legal steps to compel the vendor to act as per the terms of this agreement or to refund back the part payment and 10% of the part payment to the Purchaser.

5. The Vendor hereby undertakes and declares that the property in First Schedule and in Second Schedule Flat are free from all encumbrances and they will indemnify the Purchaser in respect of the purchased portion in all respects and they will also make necessary arrangements so that right, title, interest, possession of the Purchaser of his purchased property is perfected.

6. The party of the Second Part being an expert developer also, engineer, contractor, masons and other persons and they will take every step so that no damage, waste or accident is caused for any

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has constructed the Flat building with standard materials and the entire construction has been made under their supervision by expert constructional defect and the vendor / developer shall bear all the necessary expenses for construction as well as for protection and also for charges and other fees for construction of the flat building prior to the transfer or sale of the flat building.

7. The Vendor has made arrangement of concealed wiring for supply of electricity in the Second Schedule flat but the Purchaser have to bear the expenses for separate electric service connection/electric meter in their unit. The party of the Third Part shall pay the proportionate expenses separately for establishment of transformer by the electricity authorities and the entire assessed expenses will be borne by all the Flat and shop owners collectively.

8. The Purchaser shall have the right to inspect the construction of the flat building and the material used for construction of the Flat building.

9. In case there be delay in the vendor's fulfillment of obligations due to any reasons beyond the control of the Vendor or reasonable estimation then the Vendor shall not be liable for any interest or damages and Force Majeure will be followed.

If a genuine Force Majeure event, or its consequences, delays the completion and handover of the Second Schedule Flat for a continuous or cumulative period exceeding twelve (12) months beyond the three-year period specified in this agreement, the Purchaser (part of the Third Part) shall have the absolute right to take legal steps to terminate this agreement by providing 30 days' written notice to the Developer. Upon such termination, the Developer shall refund the entire amount of money paid by the Purchaser with simple interest at 10% per annum from the respective dates of payment.

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10. The Courts at Chandernagore having jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this agreement.

11. The Developer shall always have the right to the roof and the parapet walls to raise further stories on the roof of the building subject to the approval of Chandernagore Municipal Corporation and to make constructions on any part of the premises and to use, enjoy, hold and transfer the same to any person.

12. After the possession of the Flat are taken over by the Purchaser, the Purchaser shall not be entitled to raise any dispute or claim any amount alleging any bad workmanship or inferior quality of the materials and fittings and fixtures used in the said building and the said Flat and Car Parking Space/Garage or on account of any construction defects in the said.

13. Until the delivery of possession of the Flat to the Purchaser, the Vendor shall exclusively be entitled to possess the said Flat and the said land and every part thereof and the Purchaser shall not in any way disturb or cause to be disturbed the peaceful and quiet possession of the Vendor of the said Flat and Car Parking Space/Garage.

14. That the Purchaser shall be liable to pay Goods and Services Tax (GST) @ 1% , is applicable or any other taxes levied by the State or Central Government on the transfer of the Second Schedule Flat and Car Parking Space/Garage.

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15. That the Purchaser shall bear all the expenses, duties, Advocate fees, and expenses for registration at the time of registration of the sale deed which is to be made through the Advocate of the Developer.

16. That the Purchaser shall not be entitled to make any external changes and alterations of the Flat and Car Parking Space/Garage. They shall not be entitled to make any change of alteration in the structural portion of the Flat and Car Parking Space/Garage. He shall not be entitled to change the outer look of the Flat and Car Parking Space/Garage or use/apply any colour scheme which would damage the outer look of the building.

17. The customer shall pay an amount as advance on account of common maintenance at the time of registration of the sale deed @ Rs.1.5/- per sq. ft. for 12 months.

18. After the delivery of possession of the Flat, the Purchaser shall pay the electricity charges to the Developer till the electric connection in the name of the Purchaser is obtained.

19. That the purchaser shall pay an amount @ Rs. 100/- per sq. ft. in respect of the super built up area of the flat/apartment purchased by him, on account of installation of the transformer as well as for installing and setting of the Generator facility for the project .

20. The facility of generator will be made available in the common portion including the Lift facility.

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TERMS OF PAYMENT:

1. An advance of a sum of Rs...../- (Rupees) only paid by the Purchaser(s) unto the Developer as per memo below as Booking money.

2. A Progressive payment of Rs./- (Rupees) only paid by the Purchaser(s) unto the Developer alongwith execution of this Agreement. .
3. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of casting work of First Floor.
4. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of casting work of Third Floor.
5. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of casting work of Fifth Floor.
6. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of casting work of Sevnth Floor.
7. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of Brick Work .
8. A Progressive payment of Rs...../- (Rupees) only shall be paid by the Purchaser(s) unto the Developer after completion of Plastering Work.
9. A Progressive payment of Rs...../- (Rupees.....) only shall be paid by the Purchaser(s) unto the Developer after completion of Flooring Work.

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10. The balance sum in full Rs...../- (Rupees) only shall be paid by the Purchaser(s) alongwith transfer of possession of the said unit in favour of Purchaser(s) or along with execution of Deed of Sale within 3 (Three) years from the dated of execution of this Agreement.

FIRST SCHEDULE

(THE LAND)

Total Bastu property measuring 0.2342 Acre equivalent to 14 Cottahs 04 Chataks 00 Square ft. in R.S. Plot No. 199, R.S. Khatian No.171, corresponding to L.R. Plot No.245 under present L.R. Khatian Nos.596, 648, 715, 736, 737, 738, 739, 740.of Mouza Chandernagore, Sheet No.14, J.L. No 1, P.O.& P.S. Chandernagore, District Hooghly comprised of

- [1] The property measuring 1 Cottah 15 Chatak 35 Sq. ft. owned by party No. 1a & 1b of the parties of the First Part
- [2] The property measuring 2 Cottah 1 Chatak 25 Sq. ft. owned by the Party No (2a) & (2b) of the parties of the first Part.
- [3] The property measuring 2 Cottah 0 Chatak 30 Sq. ft. owned by the Party No 3 of the parties of the first Part.
- [4] The property measuring 2 Cottah 4 Chatak 40 Sq. ft. owned by the Party No 4 of the parties of the first Part.
- [5] The property measuring 2 Cottah 4 Chatak 00 Sq. ft. owned by the Party No 5 of the parties of the first Part.
- [6] The property measuring 2 Cottah 3 Chatak 00 Sq. ft. owned by Party No 6 of the parties of the first Part
- [7] The property measuring 1 Cottah 5 Chatak 05 Sq. ft. commonly owned by parties of the First Part .

The aforesaid property is recorded with the Chandernagore Municipal Corporation under Holding No.585, Ward No.12 in the locality of

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Sukdeb Singh Road and Urdibazar Main Road.

Butted and bounded on the :-

North by :- S.M. Villa

South by :- Sub-Divisional Office .
East by :- Sukdeb Singh Road.
West by :- Property of others

SCHEDULE “B”

Out of the Flat building (B+G+7) on the land in the First Schedule:

(1) One Flat being **No.** in the **..... FLOOR,** having **Carpet area of(.....) Sq.ft., Covered area of(.....) Sq.ft. and Super Built up area of(.....) Sq.ft.** (approx).

The following works is made in the said flat:-

A) STRUCTURE : Earthquake resistant RCC framed construction with infill brick wall.

B) WALL: 8” thick walls on external faces, 5” thick brick Partition walls between Flats & Internal Partitions With Putty.

C) BED ROOM & LIVING : Virtified Tiles Flooring with 4” high skirting on all side of walls.

D) KITCHEN : Virtified Tiles flooring with 4” high skirting on all side of walls, Granite cooking platform, 3’- 0” high glazed tiles over cooking platform, One steel sink with Tap(C.P), Electric & Plumbing provision.

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E) TOILET : Virtified Tiles flooring with 4” high skirting with glazed tiles up to 6’- 0” height over skirting on all sides , two taps (C.P) , One European W.C. pan with low down Flushing cistern will be provided. Along with one shower & one wash basin.

F) DOOR : The main door in entrance of the flat will be of the Segun wood (completely polished) and the other doors inside the flat will be Flush Door & PVC Door will be provided in Toilet. One Collapsible Gate will be provided in front of main gate.

G) WINDOW : With UPVC frame and glass panels and M.S. Grills with painting .

H) INTERNAL FINISH : Cement plaster with putty and water primer on all the walls and ceiling .

I) EXTERNAL FINISH : Latest water proof non fading exterior finish of the highest quality.

J) EXTERNAL PLUMBING & SANITARY : All external soil , vent & waste water pipes are P.V.C.

K) WATER SUPPLY : 24 Hours water supply, Distribution line from overhead tank.

L) ELECTRICAL : Concealed wiring with F.R.W with branded quality (I.S.I) switches fittings.

M) BALCONY : Floor - Marble flooring with 4” high skirting
Walls & Ceiling - Exterior paint.

Cont.P/20

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IN WITNESS WHEREOF the aforesaid Parties do hereunto set their respective hand and or seal on the date of the month and year hereinbefore set forth at the commencement of this agreement.

SIGNED AND DELIVERED

By the above named parties

In the presence of

1.

2.

SIGNATURE OF OWNERS / VENDORS

SIGNATURE OF THE DEVELOPERS

SIGNATURE OF THE PURCHASER(S)

Cont.P/22

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MEMO OF ADVANCE CONSIDERATION

RECEIVED by the within named **DEVELOPERS** from the within
named PURCHASER, the sum of Rs/-(Rupees
.....) only out of total consideration of **Rs...../-**
(Rupees) **Only** as under :-

Cheque/DD No.	Dated	Bank & Branch	Amount (Rs.)
TOTAL=			

WITNESSES:

1.

2.

SIGNATURE OF THE DEVELOPER

Drafted by _____
Advocate
Chandernagore Court

Comp. Print by/Typed by

Chandernagore Court .