

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made this day of , 2025.

BETWEEN

Contd.....2

"SURUCHI DEVELOPER" a Partnership Firm, having its office at 9/422, B. Dey Road, P.S. Chinsurah, P.O. & District- Hooghly, PIN -712103, PAN – AFIFS0353M, represented by its Partners namely **1.SRI ARUP KUMAR DAS** (PAN- ADMPD6038N), son of Late Aswini Kumar Das, by caste-Hindu, Indian Citizen, by profession-Business, residing at 9/422, B. Dey Road, P.S. - Chinsurah, P.O. & Dist: Hooghly, PIN -712103 (W.B.), **2. SMT. SOMA DAS** (PAN- AFZPD4180N), Wife of Sri Arup Kumar Das, by caste-Hindu, Indian Citizen, by profession-Business, residing at 9/422, B. Dey Road, P.S. - Chinsurah, P.O. & Dist: Hooghly, PIN -712103 (W.B.), **3. SMT. SUBARNA DHAR** (PAN- AXSPD0630L), Wife of Sri Suranjan Dhar, by caste-Hindu, Indian Citizen, by profession-Business, residing at Babuganj, Jagannath Ghat Lane, P.S. - Chinsurah, P.O. & Dist: Hooghly, PIN -712103 (W.B.), **4. SMT. GOURI DHAR** (PAN- AXTPD3170C), Wife of Late Pravat Samir Dhar, by caste-Hindu, Indian Citizen, by profession- House Hold Duties, residing at Babuganj, Jagannath Ghat Lane, P.S. - Chinsurah, P.O. & Dist: Hooghly, PIN -712103 (W.B.), having hereinafter collectively referred to as **"OWNERS CUM DEVELOPER"** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

1. SRI ANJAN KUMAR MUKHERJEE, PAN – **AEEP2567E**, S/o. Late Sushil Kumar Mukherjee, by caste-Hindu, Indian Citizen, by occupation- **Retired**,
2. SMT. ANURADHA MUKHERJEE, PAN – **CLOPM1339P**, W/o. Sri Anjan Kumar Mukherjee, by caste-Hindu, Indian Citizen, by occupation- Housewife, all are residing at – 6/817, Satish Chandra Mukherjee Road, P.S. Chinsurah, P.O. & Dist.-Hooghly, PIN-712147, hereinafter called the **"PURCHASERS"** (which expression or term shall unless repugnant to the subject or context be deemed to mean and include their legal heirs, successors, executors administrators representatives and assigns) of the **SECOND PART**.

WHEREAS the owners cum developer was purchased a schedule property under District – Hooghly, P.S. Chinsurah, J.L. no. 10, Mouza – Kapasdanga, R.S. Dag no. 1560 corresponding to L.R. Dag no.3361, under L.R. Khatian no.6770, measuring area of 6 katha 4 Chittak Bastu Land vide Registered Deed of Sale vide Deed no. 06020/2024, volume no. 601, pages from 115948 to 115970 registered before the District Sub-Registrar Hooghly on 10.07.2024 from Apurba Kumar Dutta, S/o. Late Anil Krishna Dutta, resident of Chatterjee Lane, B. Dey Road, P.S. Chinsurah, P.O. & Dist. Hooghly,

AND WHEREAS thus the firm Suruchi Developer after purchasing the schedule property became the owner of the total land admeasuring Bastu land of 6 Katha 4 Chittak or 0.1031 Acre , in L.R. Khatian no.6770 (Suruchi Developer) L.R. Dag no. 3361 and also mutated its name before the concern B.L & L.R.O. and also before the Hooghly Chinsurah Municipality against Holding no. Holding no. 191/1. Since then said firm is possessing and enjoying the schedule property uninterruptedly and without any hindrance.

AND WHEREAS the present vendors acquired the demarcated full sixteen annas share over the First Schedule property wherein in they acquired 6 Katha 4 Chittak or 0.1031 Acre bastu and viti land in First Schedule herein below and are paying Govt. charges and taxes.

AND WHEREAS the Owners cum Developer Suruchi Developer with the intent to Develop a multi-storied building (G+4) over the First schedule property submitted a building plan and sanctioned by the Hooghly-Chinsurah Municipality vide No. SWS-OBPAS/1808/2025/0005.

NOW the Owners Cum Developer has commenced the construction of the multistoried building in accordance with the sanctioned building plan sanctioned by the concern Municipality. For the purpose of sale and transfer to comprise in various self contained residential apartments / shops/garage/units/ constructed portions along with and/or with other facilities to the intending Purchasers/ Purchasers the Developer had formulated the following schemes:-

1. The Owner cum Developer will sell and transfer the unit / flat / apartment / constructed space in the said new building to the intending Purchasers or Purchasers to be held by such intending Purchasers/Purchasers on Ownership basis subject to the intending Purchasers making payment of all the amount and observing all the terms and conditions to be agreed upon herein.
2. The intending Purchasers would make payment of a consideration amount of **Rs.24,84,000/- (Twenty-four Lakh Eighty-four thousand)** only for **828 Sq.ft.** Super built up area @ Rs.3,000/- per Sq.ft. including Lift Charge. The Purchasers shall also pay Govt. Service tax or G.S.T as per Govt. rule and the expenses for the Transformer Charges of **Rs. 70/- @sq.ft. (S.B.U.)** in the building for acquiring such unit /flat as well as for acquiring the undivided proportionate share in the land attributable to such **Flat No. B** on the **First Floor** of "**RADHAKUNJ**" Apartment situated at Chatterjee Lane, B. Dey Road, P.S.-Chinsurah, P.O. & District - Hooghly unit/flat/apartment intended to be owned by the intending Purchasers (hereinafter called the CONSIDERATION AMOUNT) to the developer and the right of such intending Purchasers shall remain restricted to such unit only and shall have no right or claim over and in respect of the said new building.
3. After payment of the consideration amount as per the Terms of payment detailed in the Fourth Schedule below and all other amounts payable by the intending Purchasers the owners & developer shall arrange for execution of the deed of conveyance in respect of the undivided proportionate share in the land attributable to such unit/Flat/Constructed space as the case may be and intended to be owned by the intending Purchasers.
4. The said undivided share in the land comprised in the said premises shall always remain impartible and the right of the intending Purchasers shall remain restricted to the Unit/Flat intended to be held and/or owned by the intending Purchasers on Ownership basis and such intending Purchasers shall not have any right, title,

interest, claim or demand whatsoever or howsoever and in respect of the other portions of the said building and/or open spaces except the common portion as detail in fifth schedule.

- 5. Each of the flat Purchasers/ intending Purchasers shall have undivided proportionate right over the common portions and facilities in the said new building and the said premises as shall be determined by the Owner cum Developer at the time of taking over possession of the units by the intending Purchasers.*
- 6. In as much as such unit shall be deemed to have been constructed by the Developer for and on behalf of and on account of the intending Purchasers, no deed of transfer or conveyance shall be required for the purpose of conveying the title in respect thereof subject however to the Wending Purchasers making payment of the said consideration amount.*
- 7. The intending Purchasers shall not be entitled to nominate any person or persons in his/her/its place and stead without the consent of the Owners Cum Developer as aforesaid unit shall be deemed to have been constructed erected and completed by the Developer for and on behalf of and on account of such nominee without any further act deed or thing.*
- 8. In the event of the construction of the building and /or the units having already commenced any person intending to hold and possess any unit in the said building such intending Purchasers shall reimburse the Owners & Developer of the cost of construction incurred till then and such construction shall be deemed to have been made by the Owners Cum Developer for and on behalf of and on account of the intending Purchasers.*
- 9. The Owners Cum Developer at its own discretion shall be entitled to frame and /or modify such scheme as the Developer may think fit and proper.*
- 10. The Owners Cum Developer shall be entitled to frame the rules and regulations for maintenance of the building and /or for rendition of common services. The Owners & Developer shall determine the areas to be provided as common portions.*
- 11. The Purchasers shall also bear the expenses of Transformer charges in the building. The Purchasers has approached the developer of acquiring ALL THAT this Unit Flat No. **B** on the **First Floor** of the said building measuring about Carpet area **575 Sq.ft.**, Covered area 662 Sq.ft. Super built-up Area **828 Sq.ft.** together with undivided Proportionate share of the said new building (more fully and particularly described in the Second Schedule hereunder written attributable in the same unit (hereinafter collectively referred to as the SAID UNIT) for the consideration and an observance of the terms and conditions which are herein appearing.*

At or before the execution of this agreement the Purchasers has fully satisfied himself and has accepted –

- a) The title of the Owner in respect of the said premises.
- b) Copy of the sanctioned plan.
- c) Total area to comprise in the said Unit intended to be acquired by the Purchasers.

ARTICLE- I

(CONSTRUCTION AND NOMINATION)

1. For the purpose of construction and erection of the said unit ,the Purchasers hereby irrevocably appoints, authorizes and empowers the Developer for the construction and erection of the said unit for and on behalf of and on account of the Purchasers with standard materials as shall be approved by the Developer with consultation with the Architect of the building for the time being and the decision of the Developer with consultation of the Architect regarding the quality of the materials shall be final and binding on the Purchasers and the Purchasers will not raise any objection in regard to such construction to be made by the Owners & Developer itself or through sub-contractors and other agents.
2. In consideration of the various payment to be made by the Purchasers to the Owners cum Developer as per the Schedule of payment in this Agreement, the Owners cum Developer has agreed to construct, erect and complete all that the said tint and has further agreed to nominate the Purchasers for acquiring the undivided proportionate share in the land comprised in the said premises and attributable to the said unit.
3. The unit shall be constructed in accordance with the said plan duly sanctioned by the Hooghly- Chinsurah Municipality with such verifications, modifications or alterations as may be deemed fit and proper by the Owners cum Developer or the Architect and the Purchasers hereby consents to the same and hereby further agrees not to raise any objection if the Owners cum Developer and/or Architect making such alterations or additions.
4. That Purchasers shall not do any act, deed or thing whereby the construction or development of the said building or property is in any way hindered or impeded with nor shall in any way commit breach of any of the terms and conditions herein contained.
5. That the Purchasers shall not cause any obstruction or interference in the construction/development of the said building or the other parts of the said property.
6. After the period of construction delivery of possession and at all times thereafter, the said unit shall be at the sole risk of the Owners & Purchasers and the Purchasers is and shall continue to remain liable to pay all amounts becoming payable under the terms hereof to the Owner cum Developer and perform all his/her/its covenants and obligations herein mentioned irrespective of any loss, destructions, acquisition and for requisition of the

same. The Owners cum Developer shall however be entitled exclusively to collect on behalf of the Purchasers all compensation becoming receivable in respect of the said unit till all amounts becoming payable by the Purchasers to the Owners cum Developer under the terms hereof is fully paid.

7. The Structural specification and fixtures and fittings as to be provided to the Purchasers in respect of the second schedule flat are specifically detailed in fifth schedule mentioned below.

ARTICLE-II

(DEVELOPER'S OBLIGATION)

1. Subject to the Purchasers making payment of the amount to the paid by the Purchasers as provided in the Schedule of payment mentioned in the Fourth Schedule herein, the Developer hereby agrees:-
 - a) To erect, construct and complete the said unit more fully and particularly described in the Schedule hereunder written for and on behalf of and on account of the Purchasers.
 - b) To construct erect and complete the said building in accordance with the said plan sanctioned by the Hooghly Chinsurah Municipality with necessary modifications and alterations of any together with sanitary and electrical installations upon the payment made by the Purchasers and in consonance with conditions of this Agreement
2. In no event the Purchasers shall be entitled to claim any amount of damage from the Owners cum Developer on account of loss or damage or otherwise if the said building is not completed within the aforesaid date and the Purchasers hereby agree not to claim any loss or damage from the Owners & Developer on any account whatsoever.
3. The Owners cum Developer shall not however incur any liability or be held liable nor the Purchasers shall claim any amount from the Owners & Developer ,if the Owners & Developer is unable to deliver possession of the said unit within the stipulated period or if the completion of the said building or the said unit is delayed by or on account of (a)non-availability of steel, cement or any other building materials, (b)any notice, order, injunction of court rules or Notification of Government or any other Public authority, (c)delay in the grant of the water and sewerage and drainage connection or electric or cable connection or any other permission or sanction by the Government or Hooghly Chinsurah Municipality or due to any other circumstances beyond the control of the Owners & Developer, (d) any act of God, (e) delay on the part of the Purchasers to make payments, (f) any other reasonable cause whereby the Owners & Developer is prevented from completing the said building or any portion thereof. In no event shall the Purchasers be entitled to claim any amount from the Owners cum Developer on account of loss and damages or otherwise if the said building or the said unit is not completed within the stipulated period.

4. *That the **Flat No. B** on the **First Floor** of the building measuring about **828 Sq.ft.** Super Built up area with undivided proportionate share of land and common area of the building (more fully and particularly described in the second schedule herein under) has not been transferred or sold or agreed to transfer/sell by the owners cum Developer to anybody or party.*
5. *The Owners cum Developer shall exclusively arrange all documentation for registration of the second schedule flat only by the appointed Advocate of the Developer.*

ARTICLE-III

(COMPLETION AND POSSESSION)

1. *The decision of the Architects regarding the quality of materials used is and shall be final and binding on the Purchasers. It is clarified that even after the date of, possession, the Purchasers shall not be entitled to raise any objection to or claim regarding the materials used in the construction and completion of the said unit. The Unit shall for all purposes be deemed to be completed as per as the said Unit is internally completed with the fixtures and fittings affixed thereto as mentioned in the Fifth Schedule hereunder and the Owners & Developer provides reasonable egress and ingress thereto and water and electric connection therein, subject to its payment as stated in this Agreement.*
2. *Immediately after the said unit is ready and fit for habitation but not later than 2 months from this day the Owners cum Developer shall serve a notice on the Purchasers and within 7 days from the date of such notice (hereinafter called the DATE OF POSSESSION) the Purchasers shall be deemed to have taken physical possession of the said Unit upon making payment of the amounts due, to be deposited by the Purchasers as herein stated and the owners cum Developer shall not be liable to deliver possession of the said Unit until such time the Purchasers has made full-Payment of the amounts agreed to be paid by the Purchasers under this agreement or under the agreement for sale and has fully completed with all the terms and conditions herein contained.*
3. *From the date of possession, the Purchasers shall be liable to and agree to pay and contribute the proportionate share of Corporation rates multi-storied tax and other taxes, maintenance and service charges and all other outgoings payable presently or which may be imposed or levied in future in respect of the said unit and proportionately for the whole building and premises regularly and punctually whether actual physical possession of the said unit is taken or not by the Purchasers.*

ARTICLE -IV

(RESTRICTIONSAND OTHER OBLIGATIONS)

1. *As from the date possession of the said unit, the Purchasers agrees and covenants:-*
 - a) *To co-operate with the other Co-Purchasers in the management and maintenance of the said building.*
 - b) *To observe the rules framed from time to time by the Association or co-operative Society or Private Limited Company for quiet and peaceful enjoyment of the said building as a decent building.*
 - c) *To allow the Developer with or without workmen to enter into the said unit and/or roof or rear lawn of any for the purpose of maintenance and repairs, until delivery of possession to the Purchasers.*
 - d) *To pay and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for and for in respect of the said building including the common portion mentioned in the third Schedule hereunder written proportionately for the building and /or to make deposit on account thereof in the manner mentioned hereunder to or with the Owners & Developer and upon formation of the Association or co-operative society or Private Limited company as the case may be Such amount shall be deemed to be due and payable on and from the date of possession whether actual possession of the said Flat/unit has been taken or not by the Purchasers.*
 - e) *To deposit the amounts reasonably required with the Owners & Developer and upon formation with the Association or Co-Operative Society or Private Ltd. Company as the case may be towards the liability for the rates taxes and other outgoings.*
 - f) *To pay charges for electricity, in or relating to the said flat/unit wholly and proportionately relating to common parts.*
 - g) *Not to do any act, deed or thing or obstruct the construction till completion of the said building in any manner whatsoever and notwithstanding any temporary construction in the Purchasers enjoyment of the said Unit.*
 - h) *The Purchasers shall not get absolute right, title, and interest over the top most roof of building until and unless decided by the Owners & Owners & Developer at there is a scope for construction of another floor provided it is further sanctioned by the concerned authority. But the Purchasers is entitled to use the top most roof of the building and maintain the same along with the other Purchasers of the units.*
 - i) *The Owners cum Developer of this Agreement retains the right to use and occupy the exclusive right of the Garret in the top of the roof for the purchase of usage of any telephone tower or to on such terms and conditions to be agreed thereupon and the Purchasers shall not have right or claim to that effect whatsoever.*

2. *The Purchasers shall make the payment of the consideration price of the unit regularly and punctually as per the mode of "Terms of payment" as detailed herein, otherwise he had to feel the legal consequences thereof. If the Purchasers delay is payment as per terms of payment in that case the Purchasers shall pay a compensation to the Owners cum Developer @1.5% per month over the total outstanding of the consideration amount.*
3. *If the Purchasers cancel this agreement decline for Registration of the 2nd schedule flat, in that case Purchasers booking/advance amount has been deducted 50% of advance money.*

ARTICLE-V

(DOCUMENTATION AND PROFESSIONAL CHARGES)

1. *Mr. Susanta Paul, Solicitor and Advocate of District Judges' Court, Hooghly has prepared this agreement and shall draw all papers documents and drafts required for and/or in connection with the various common purposes relating to the said building and formation of the Association or Co-Operative Society or Private Limited. Company as envisaged herein and such documents containing covenants to be observed on the part of the parties hereto as in the sole discretion of the said Advocate be determined to be reasonable and he cost and expenses of the same shall be borne and paid by the Purchasers likewise other flat Owners proportionately and wholly if relating to the Purchasers unit and such costs and expenses Allan be paid by the Purchasers before taking actual possession of the said unit .The Purchasers despite, its obligation to pay the remuneration and fees to the said Advocate shall be at liberty to consult any other lawyer /Advocate or any independent advice PROVIDED HOWEVER such consultation for independent advice will not absolve the Purchasers of its liability to pay the remuneration as herein provided by the Advocate Mr. Susanta Paul.*
2. *All stamps, registration charges and incidental expenses for and for relation to conveyance of the said undivided proportionate, impartible share in the land comprised in the said premises and for obtaining approval and consents necessary for such transfer and also any other assurances deeds required to be made for or in relation thereto shall be borne and paid by the Purchasers.*

ARTICLE-VI

(ARBITRATION)

1. *All disputes and differences between the Parties hereto regarding the construction in interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration of Mr. Pinaki Roy, Advocate of High Court , Kolkata or any person nominated by him and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act,1996 (Previously the Indian Arbitration Act,1940) or any statutory enactment or modification there under.*

2. *The Owners cum Developer and the Purchasers shall not commence legal proceedings or to have any Receiver appointed in the said premises or the said building unless the same is first referred to arbitration and the Arbitration has given his award.*
3. *The Arbitrator shall have summary power.*
4. *The Arbitrator shall have the right to give interim awards and directions.*

GENERAL CONDITIONS

That the layout and specifications are tentative and subject to alterations/ modifications on account of technical reasons for which the decision of the Architect, appointed by the Owners & Developer, shall remain firm and final and be bound upon. That it is specifically mentioned that the proposed Electric Transformer shall be installed on the First Schedule property (except any unit) where W. B. S. E.D.C.L may dim fit and proper and in that effect Purchasers cannot raise any objection over the same. That all cost of an account of additional work beyond our specification shall be bound by the Purchasers upon approval of the estimate and after receipt of payment.

ARTICLE-VII **(JURISDICTION)**

The District Court of Hooghly alone shall have jurisdiction to entertain and try all action, suits and proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO **DESCRIPTION OF LAND**

*District-Hooghly, P.S.-Chinsurah, J.L. No. 10, Mouza- Kapasdanga, Mohalla – Mahestala, Ward No.09, Holding no. 191/1 under the Hooghly Chinsurah Municipality in R.S. Khatian No. 511, R.S Dag No.1560, L.R. Khatian No. 6770 (Suruchi Developer), L.R Dag No. 3361, admeasuring 6 Katha 4 Chittak or **0.1031** acre, classified as **Bastu** Land.*

The Land butted bounded by:-

On the North : Property of Sailendranath Das, Parul Bala Dey, Tapas Kumar Dey and others.

On the South : 16 feet 6 inch Municipal Road..

On the East : Pond.

On the West : Property of Apurba Kumar Dutta.

THE SECOND SCHEDULE ABOVE REFFERED TO

Purpose – Residential, 2BHK Flat being no. B on the First Floor, of “RADHAKUNJ” Apartment having Carpet area 575 Sq.ft. Covered area 662 Sq.ft (more or less) total Super built up area of 828 Sq.ft, more or less in the building and land referred to in the First Schedule herein above along with common portion referred in third schedule and underneath undivided proportionate share of land.

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON PORTIONS)

- a) Common paths, passages, main entrances to the said premises and the building and the land appertaining thereto except those as are reserved for any particular unit or group of units and specified by the Owner/Developer.
- b) Open spaces, if any, stair cases, lobbies, open terrace for its user until and unless otherwise determined by the Developer and all such other spaces except the open terrace kept reserved by the Developer for construction of another floor provided sanctioned by the concerned authority.
- c) Rooms or spaces for water pumps over head water tanks underground water reservoir if any, electric meter rooms spaces for transformers sub-station if any.
- d) Common boundary wall and main gates.
- e) Drainages, Sewerages, Septic tanks and all pipes and other installations for the same (except only those as are installed with the exclusive area of any Unit and/or exclusive for the use of any Purchasers.
- f) External-electrical installations including wiring and fittings in all other common plumbing tools and other installations.
- g) Water pumps and electric motors and all other common plumbing tools and installations. Each of other common parts, areas, equipments and installations fittings and fixtures, spaces in the said land, the premises and the

building as are necessary for the common passage and/or user of the units in common by the co-owners and parapet wall of the building.

- i) The cost of extra expenses, if any, such as cost of electrification shall be borne by the Purchasers, as their common expenses and as determined by the developer.
- j) Lift facility and transformer and attach other electrical equipments.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Terms of Payment)

Out of the Total Consideration money of **Rs. Rs.24,84,000/-**(Twenty-four Lakh Eighty-four thousand) only.

TERMS OF PAYMENT

1. An advance of Rs. 4,00,000/- only vide **Cheque No. 231490 dated 13/08/2025 of Punjab National Bank Branch Chinsurah (Hooghly)** to be paid by the Purchasers.
2. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after pinth level casting of the unit.
3. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after ground floor roof casting of the unit.
4. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after first floor roof casting of the unit.
5. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after second floor roof casting of the unit.
6. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after third floor roof casting of the unit.
7. A Progressive Payment of 10% i.e Rs. /- only shall be paid by the PURCHASERS after froth floor roof casting of the unit.
8. A Progressive Payment of 10% i.e Rs. 4,25,000/- only shall be paid by the PURCHASERS after Brick work of the Unit

9. A Progressive Payment of 5% i.e Rs. /- only shall be paid by the PURCHASERS after plastering of the Unit.
10. A Progressive Payment of 5% i.e Rs. /- only shall be paid by the PURCHASERS after flooring of the unit.
11. The balance sum in full of 10% i.e Rs. /- only shall be paid by the PURCHASERS along with transfer of possession and Registration of the said unit in favour, of Purchasers.

That the ALLOTTEE shall not be entitled to alternate or transfer their right of the flat until full payment of the price is made except with the previous consent of the party hereto of the Developer is obtained.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Fixture/Fittings and facilities to be provides in the said Flat): Specification:

STRUCTURE:

Earthquake resistant RCC framed construction with infill brick wall.

INTERNAL WALLS :

Cement Plastering Overlaid with smooth, impervious wall putty.

LIVING /DINNING /LOBBY/PASSAGE :

Floor Vitrified Tiles, Wall putty.

BED ROOM :

Floor Vitrified Tiles, Wall putty.

KITCHEN:

Floor - Marble, wall - Glazed Tiles up 2'-0" above counter putty on the rest of the wall, counter - Granite Top with Black stone partition, fitting / fixture - single lever CP fitting, S.S. Sink, (provision for kitchen chimney, Microwave over, water purifier, electric and plumbing provision).

TOILET:

Floor – Marble, Wall – Ceramic Tiles Up to 6'-0" and Wall putty on the rest of the wall, fitting/fixture – single lever CP fitting, basin (in one toilet) and EWC, (white Colour) , Shower, provision of hot and cold water line in one toilet, electric provision of exhaust Fan.

BALCONY:

FLOOR: Vitrified Tiles, wall and ceiling : Exterior Paint.

DOOR:

Main entrance Door : Wood Frame, Laminated Flush Door Shutter.

INTERNAL DOOR :

Wood Frame, Laminated Flush Door Shutter.

WINDOW:

Aluminum Glazed frame, openable/sliding fitted with transparent Glass.

ELECTRICAL:

Concealed coppered Wiring with the best standard module switches and miniature circuit breakers, TV Socket connection in Living/Dinning room

EXTERIOR :

Latest water proof non fading exterior finish of the highest quality.

WATER SUPPLY:

24 Hours Water Supply, Distribution Line from Overhead Tank.

IN WTTNESS WHEREOF *the Owners cum Developer and the Purchasers subscribes their signature this day of , 2025.*

*Signed Sealed and Delivered
the presence of :-*

1.

*'SIGNATURE OF THE OWNERS CUM DEVELOPERS
(FIRST PART)*

2.

*SIGNATURE OF THE PURCHASERS
(SECOND PART)*

Drafted by me

***Advocate
Regd. No.
District Judges Court, Hooghly***

Type by me

Chinsurah Court