

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made on this the ____ day of _____,
Two Thousand Twenty Six (2026).

BETWEEN

(1) MR. SUBHASH NASKAR ALIAS SUBHASH CHANDRA NASKAR ALIAS SUBHAS NASKAR (PAN – AICPN9469N), (AADHAAR NO. 225199350487), AND (2) MR. PRABHAS NASKAR ALIAS PRABHAS CHANDRA NASKAR (PAN – AMLPN6054G), (AADHAAR NO. 267710784336), both son of Late. Sailen Chandra Naskar alias Sailen Naskar, both by occupation – Service, both by Nationality – Indian, both by Religion – Hindu, residing at Baghar Ghol, Banhugli, Rajpur-Sonarapur Municipality, Post Office - Dingelpota, Police Station - Narendrapur, District South 24 Parganas, duly represented by their Constituted Attorney namely, **BIKASH AGARWAL (PAN-AHAPA8484B)**, son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata – 700084, by virtue of a General Power of Attorney registered with **Being No.002027 for the year 2026** before the office of A.D.S.R. Sonarpur, dated 06.03.2026, West Bengal, hereinafter collectively referred to as the **‘VENDORS/OWNERS/ FIRST PARTY’** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/their respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

_____ (**PAN-** _____) (**Aadhaar No.** _____) son of _____, by Nationality - Indian, by faith - _____, by occupation- _____, residing at _____, P.O- _____, P.S- _____, Kolkata - _____, District-_____, hereinafter referred to as the **“PURCHASER”** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B), son of late Rajendra Kumar Agarwal, by occupation - Business, by Religion - Hindu, by Nationality - Indian, residing at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station - Narendrapur formerly Sonarpur, Kolkata – 700084, District – South 24 Parganas,

(2) DELTA REALTECH (PAN- AAXFD9553G), a registered Partnership Firm, having its registered office 26, Mahamaya Mandir Road, Post Office Garia, Police Station Narendrapur, Kolkata 700084, District South-24 Parganas, West Bengal, duly represented by its Partners namely, **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, **(2) MRS. RESHMI BHOWMICK (PAN- BIJPB4081N)**, daughter of Mr. Ranjit Kumar Bowmick, by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdroni, Kolkata 700047, District South-24 Parganas, West Bengal, duly represented by partner no. **(1) MR. BIKASH AGARWAL (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District South 24 Parganas, West Bengal, by virtue of a General Power of Attorney registered with Being No. 00275 for the Year 2025 before the office of Additional District Sub-Registrar Sonarpur dated 14.08.2025, hereinafter referred to as the **“CONFIRMING PARTY”** (which terms or expression shall unless excluded by or repugnant to the subject or context be

deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS, the **OWNERS/VENDORS** herein, has absolute right, title, interest and possessed of **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 31 Sq. Ft., equivalent to 3.68 deci, a bit more or less** identified as **Plot no. 07** out of the land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos. 1238, 1239, under Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, is the subject of the instant Agreement for Sale.

BACKGROUND;-

DETAILS OF L.R. DAG NO. 77 & R.S. DAG NO. 75

WHEREAS, one **HARI PADA NASKAR @ HARIPADA NASKAR** was the absolute R.S. recorded Owner of all that entire area of Land admeasuring **145 decimal** be the same a little more or less comprised in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, split of land measuring is given hereunder below:

R.S. DAG	R.S. KHATIAN	L.R. DAG	TOTAL AREA IN DECIMAL
75	380	77	145
Total in Decimal			145 decimal

under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **HARI PADA NASKAR @ HARIPADA NASKAR** sold, transferred and conveyed **ALL THAT** entire area of land admeasuring **145 decimal** be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, in favour of his son namely **‘Sailen Chandra Naskar alias Sailen Naskar’** written in vernacular by virtue of Two Bengali Saaf Bikroy Kobala i.e. Deed of Conveyance registered with **Being No. 126 for the Year 1974** before the Additional Sub-Registrar Sonarpur dated 21.01.1974 and **Being No. 884 for the Year 1975** before the Additional Sub-Registrar Sonarpur dated 28.02.1975.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Haripada Naskar @ Hari Pada Naskar became the absolute owner of **ALL THAT** entire area of land admeasuring **145 decimal** be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77 appertaining to L.R. Khatian Nos. 415, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of Late Haripada Naskar sold, transferred and conveyed all that divided and demarcated piece and parcel of land admeasuring **“1 (One) Bigha 9(Nine) Cottah 5(Five) Chittacks and 39 (Thirty Nine) Square Feet equivalent to 48 Decimal”** a bit more or less out of the entire area of land **145 decimal**, be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, in favour of **‘Soma Das’, ‘Chhanda Das’, ‘Sujan Das’ and ‘Subir Das’** written in vernacular by virtue of one Bengali Saaf Bikroy Kobala i.e. Deed of Conveyance registered with **Being No. 2115 for the Year 1999** dated 10.08.1999 before the District Sub-Registrar – IV, Alipore, South 24 Parganas.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Haripada Naskar @ Hari Pada Naskar out of his natural love and affection gifted, transferred and bequeathed all that divided and demarcated piece and parcel of land admeasuring **“95 Decimal”** a bit more or less out of the entire area of land **145 decimal**, be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, in favour of his two sons namely **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** written in vernacular by virtue of one Bengali **Daan Patra Dalil i.e. Deed of Gift** registered with **Being No. 5998 for the Year 2000** dated 10.07.2000 before the Additional District Sub-Registrar – Sonarpur, South 24 Parganas.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Haripada Naskar @ Hari Pada Naskar died intestate leaving behind his wife namely **Sunita Naskar** and two sons namely **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** and three daughters namely **“Mangala Naskar”, “Jharna Mondal” and “Aparna Mondal”** who became the absolute joint owners of all that piece and parcel of land admeasuring **2 Decimal** out of the entire area of land measuring **145 decimal, each having 0.34 Decimal**, be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77 appertaining to L.R. Khatian Nos. 415, 703 and 704, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** and three daughters namely **“Mangala Naskar”, “Jharna Mondal” and “Aparna Mondal”** jointly sold/transferred/conveyed **ALL THAT** piece and parcel undivided land admeasuring **2 Decimal** out of the entire area of land measuring **145 decimal, each having 0.34 Decimal**, be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77 appertaining to L.R. Khatian Nos. 415, 703 and 704, Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur in favour **Bikash Agarwal** by virtue of a **Deed of Conveyance Being No. 805544 for the Year 2025** dated 17.06.2025 before the Additional District Sub-Registrar – Sonarpur, South 24 Parganas.

AND WHEREAS said **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** and **Bikash Agarwal** became the **absolute joint owners of ALL THAT** piece and parcel of land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, be the same a little more or less comprised under R.S. Khatian No. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77 appertaining to **L.R. Khatian No’s. 2238, 1239**, and the split of ownership of land is given hereunder;

Name of Owner	Mouja	J.L	R.S. Dag No.	L.R. Dag No.	Area of Land

Subhash Chandra Naskar alias Subhash Naskar	Dingelpota	69	75	77	47.5 Decimal out of 97 Decimal
Prabhas Chandra Naskar alias Prabhas Naskar	Dingelpota	69	75	77	47.5 Decimal out of 97 Decimal
Bikash Agarwal	Dingelpota	69	75	77	2 Decimal out of 97 Decimal

Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana the then 24 Pargana, West Bengal, Pincode - 700103, within the limits of Bonhooghly Gram Panchayet in Mouza- Dingelpota, J.L. No. 69, R.S. No. 221, Touzi No. 15, Paragana Magura, Block – Sonarpur, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS I/We “Subhash Chandra Naskar alias Subhash Naskar”, “Prabhas Chandra Naskar alias Prabhas Naskar”, the OWNERS herein along with “Bikash Agarwal” and “Delta Realtech” Confirming party herein individually and jointly seized and possessed of **ALL THAT** divided and demarcated piece and parcel of land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, be the same a little more or less comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to **L.R. Khatian No’s. 238, 1239**, under Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Bengal, along with the easementary rights and hereditaments attached therewith hereinafter referred to as **“TOTAL PROPERTY”** morefully and particularly described in the **“FIRST SCHEDULE”** hereunder.

AND WHEREAS said **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** in respect of development and selling of land was/were seeking for such entity to look after, manage and transfer the land to the appropriate intending purchaser and appointed lawful Constituted Attorney to Mr. Bikash Agarwal, to sell, transfer, convey of land by virtue of General Power of Attorney registered with **Being No.002027 for the year 2026** before the office of A.D.S.R. Sonarpur, dated 06.03.2026.

AND WHEREAS the **VENDOR** and **CONFIRMING PARTY** herein, owing to urgent need of money intended and declared to sale, transfer or convey **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 31 Sq. Ft., a bit more or less** identified as **Plot no. 07** out of the land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, be the same a little more or less comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos. 1238, 1239, under Additional District Sub Registrar – Sonarpur, P.O – Dingelpota, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration **RS. _____/-** (**_____**) **only** being the highest market price of the locality.

AND WHEREAS said **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”**, First Party herein, and **“Bikash Agarwal” Third Party** herein due to urgent need of money approached to the Purchaser herein to sell/transfer/convey the land described in the **“SECOND SCHEDULE”** at a Total consideration of **RS. _____/-** (**_____**) **only** Per cottah with mutual understandings between them and the Third party herein after plotting of the same in several identified and demarcated plots shown into the Site Plan approached to the Second Party, the **PURCHASER** herein to purchase the land described in the **“SECOND SCHEDULE”** hereunder at a TOTAL consideration of **RS. _____/-** (**_____**) **only.**

AND WHEREAS now the **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** the vendors herein together with **“BIKASH AGARWAL”** and **“Delta Realtech”** the confirming party herein having confirmed and having declared that the Said Property is free from all encumbrances, lien, lispences, acquisition or requisition and trusts whatsoever, and there is no impediment legal or otherwise to sell, develop, mortgage, transfer, convey, assign and assure the Said Property, jointly approached the Purchaser herein, morefully described in the **SCHEDULE** below.

AND WHEREAS the said, the **First Party** and **Third Party** herein, approached by the Purchaser/Second Party herein, for selling/transferring/conveying the Said Property more fully described in the **SECOND SCHEDULE** hereunder written, within the limits of Rajpur-Sonarpur Municipality and the Purchaser herein, have accepted the said proposal of the **First Party** herein referred to as the **“SAID PROPERTY”**.

AND WHEREAS the **PURCHASER** approached the **VENDOR** and **CONFIRMING PARTY** and agreed to purchase the **SAID PROPERTY** being **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 31 Sq. Ft., a bit more or less** identified as **Plot no. 07** out of the land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, be the same a little more or less comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos. 1238, 1239, under Additional District Sub Registrar – Sonarpur, P.O – Dingelpota, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **RS. _____/-** (**_____**) **only** being the highest market price of the locality, P.O. Dingelpota, and Police Station Narendrapur formerly Sonarpur, presently within the limits of **Bonhooghly Gram Panchayet, Additional District Sub Registrar Office, Sonarpur, District South 24 Parganas**, at and for a total consideration of **RS. _____/-** (**_____**) **only** considering the same being the highest market price of the locality and the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER**.

AND WHEREAS the **VENDOR** and **CONFIRMING PARTY** and **PURCHASER** mutually agreed to sale and purchase respectively as herein stated above and purchasers hereby confirms to pay a sum of **Rs. _____/-** (**_____**) **only** out of **Total Consideration Rs. _____/-** (**_____**) **only** towards sale consideration money unto the **VENDORS/OWNERS** herein.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) That said Owners herein, absolutely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid Property measuring **ALL THAT** divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 31 Sq. Ft., a bit more or less** identified as **Plot no. 07** out of the land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, be the same a little more or less comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos.1238, 1239, under Additional District Sub Registrar – Sonarpur, P.O – Dingelpota, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24

Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, free from all encumbrances whatsoever and they have not entered into any agreement or contract with any person or persons in respect of their respective total land measuring about **02 Katha 03 Chittack 31 Sq. Ft.**, and have not received any advance or part payment thereof

- 2) That the Purchaser herein agreed to purchase **SAID PROPERTY** for a Total Consideration of **Rs. _____/- (_____) only.**
- 3) The Purchaser shall pay total sum of **Rs. _____/- (_____) only** to the Owners and the confirming party for title transfer of **SAID PROPERTY** as recorded in the memorandum of consideration with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos.1238, 1239, and the sum of **Rs. _____/- (_____) only** out of **Total Consideration Rs. _____/- (_____) only** shall be paid on the time of execution of Agreement for Sale with the Purchaser herein for proposed transfer of land with structure of proposed **G+II** structure admeasuring **1800 Sq. Ft., a bit more or less, with the facility of plunge pool.**
- 4) The Owners and Purchaser agree to execute the Deed of Conveyance on the date of full and final payment of the total consideration of **Rs. _____/- (_____) only** and on the same date construction Agreement will be execute between the parties within mutually agreed terms, after the execution of Agreement for sale. The construction shall be completed within **36 Months** from the date of execution of the Construction Agreement.
- 5) According to the Construction Agreement owner will construct a built-up structure measuring **1800 Sq. Ft.**, a bit more or less, of proposed **G+II** storied building along with the appurtenances attached thereto.
- 6) The Said Property is free from all encumbrances, charges, mortgages, lien, lispensens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or any portion thereof.
- 7) The Owners shall be liable to handover the peaceful vacant possession of the Said Property after **36 Months** from the date of plan sanction and plot mutation in favour of the purchaser herein.

8) That the purchaser already paid to the **VENDOR'S** an interest free sum of **Rs.** _____/- (**Rupees** _____ **Lac**) **only** out of **Rs.** _____/- (_____) **only** at the time of Booking in confirmation of the confirming party and the purchaser hereby paid unto the **VENDOR'S** an interest free sum of **Rs** _____/- (_____) **only** towards earnest money / advance out of the Total Consideration of **Rs** _____/- (_____) **only** at the time of this instant agreement and balance consideration shall be paid by the purchaser unto the **VENDOR** before execution and registration of Deed of Conveyance and all payment shall be made by Demand Draft or thought NET Banking or NEFT, for the **SAID PROPERTY** with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised, which shall be acknowledged and recorded in separate Agreement of Construction which shall not be piece and parcel of the said Deed of Conveyance instead of being the consideration price of the construction and/or development of proposed **G+II** structure **with the facility of plunge pool**.

SCHEDULE OF PAYMENT	
At the time of Booking	RS. _____/-
At the time of signing of agreement for sale	RS. _____/-
Before or At the time of registration of title transfer of land and execution of construction agreement with structure	RS. _____/-

9) If the Purchaser fails to pay the entire consideration amount within one month from the execution of the agreement for sale, then the owners reserve the right to deduct **10%** as cancellation charges and the balance amount shall be refunded within **45 days** from the cancellation date.

10) The Purchaser out of its own fund shall complete and/or cause to be completed the registration of Deed of Conveyance of the Said Property and the Owners herein shall bound by handover of the possession of the Said Property on the date of completion of construction the proposed **G+II Structure with the facility of plunge pool** which is a period of **48 (Forty Eight) months** from the date of obtaining sanction.

- 11) The Owners herein grants a clear marketable title of the Said Property as if the Said Property is not charges, mortgaged, sold and/or is the subject of any other agreement for sale with any other parties.
- 12) That the owners stipulate to handover the possession of all that 'said property' with the right of easement and appendages thereto to the purchaser forthwith on the date of obtaining the full consideration amount against of the 'Said Property' being the piece and parcel of the instant agreement for sale meanwhile all that photocopies of document/paper/deeds/Record of Rights in respect of the right, title and interest of the Said Property shall be transferred to the purchaser by the owners herein.
- 13) That the **PURCHASER** herein shall at his/her/their liberty to obtain loan for completion of the Sale and Vendors shall have no liability to that effect.
- 14) *That the **VENDORS** herein stipulate and abide by its obligations do hereby promise and assures to indemnify the **PURCHASER** herein that at any point of time if the current project and/or purpose of the agreement is not fulfilled by the **VENDOR** and the instant agreement gets canceled for the fault of **VENDOR** under such circumstances the **VENDOR** shall be liable to refund all the sum paid by the **PURCHASER** herein.*
- 15) That the parties shall comply with all terms and conditions in strict manner mentioned hereinabove.

FIRST SCHEDULE ABOVE REFERRED

TOTAL PROPERTY

ALL THAT divided and demarcated piece and parcel of land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, be the same a little more or less comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos. 1238, 1239, under Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Benga, Pincode – 700151, District – South-24 Pargana, West Bengal, **demarcated and delineated into the separate plot nos. identified into the Site plan in color RED herewith, along with the easementary rights and hereditaments attached therewith.**

The PROPERTY is on Road.

SECOND SCHEDULE ABOVE REFERRED

SAID PROPERTY

ALL THAT divided and demarcated piece and parcel of land measuring **02 Katha 03 Chittack 31 Sq. Ft., equivalent to 3.68 deci, a bit more or less** identified as **Plot no. 07** out of the land admeasuring **97 Decimal** out of the entire area of land measuring **145 decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouja Dingelpota, J.L. 69 under R.S. Khatian Nos. 380 comprising R.S. Dag No. 75 corresponding to L.R. Dag No. 77, appertaining to L.R. Khatian Nos. 1238, 1239, under Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, Block – Sonarpur, within the limits of Bonhooghly Gram Panchayet, District – South-24 Pargana the then 24 Pargana, West Bengal, Kolkata- 700151, **along with the easementary rights and hereditaments attached therewith, and it is butted and bounded by:**

- On the North** : Plot no.08
- On the East** : 10 Meter Wide Internal Road
- On the South** : Plot no.06
- On the West** : R.S Dag No. 75(P)

The SAID PROPERTY is on Road.

Proposed structure erected on the plot shall be the part of the proposed project called and named “SILVERWOODS”.

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have signed this AGREEMENT FOR SALE on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
BY THE PARTIES

IN THE PRESENCE OF:-

1)

2)

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the within mentioned sum of **RS.** _____/- (_____) **only** being the part consideration money in respect of the **SAID PROPERTY** in the following manner as follows:-

<u>VENDOR NAME</u>	<u>MODE OF PAYMENT</u>	<u>Date</u>	<u>AMOUNT IN RUPEE</u>
DELTA REALTY	CASH		
Total in Rupee			RS. _____/-

RS. _____/- (_____) **only.**

WITNESSES

1)

SIGNATURE OF THE CONFIRMING PARTY