

AGREEMENT FOR SALE AND PURCHASE OF FLAT

ARTICLES OF AGREEMENT made this day of, 2026
(Two Thousand Twenty Six).

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GHOSH ENTERPRISE
Anup Ghosh
Proprietor

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BETWEEN

SRI ARUP GHOSH son of Sudhir Kumar Ghosh, having (PAN- AIDPG3334L), (AADHAAR NO- 6917 3704 1739), by Nationality – Indian, by Faith- Hindu, by Occupation – Business, residing at Ichapur West Manicktala, P.O.- Ichapur Nawabganj, P.S. Noapara, Pin- 743144, District- North 24 Parganas, West Bengal, hereinafter called and referred to as the **OWNER/VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs. executors administrators. legal representatives and/or assigns) etc. of the **FIRST PART.**

AND

“**GHOSH ENTERPRISE**” a proprietorship firm, having its registered place of Business at 67, Madal Danga Road Lenin Nagar, in Ward No- 14, P.O - Garulia, P.S.- Noapara, Dist . – North 24 Parganas, Pin -743133, West Bengal, being represented by its proprietor, namely **SRI ARUP GHOSH** son of Sudhir Kumar Ghosh, having (PAN- AIDPG3334L), (AADHAAR NO- 6917 3704 1739), by Nationality – Indian, by Faith- Hindu, by Occupation – Business, residing at Ichapur West Manicktala, P.O.- Ichapur Nawabganj, P.S. Noapara, Pin- 743144, District- North 24 Parganas, West Bengal,, hereinafter collectively called and referred to as the **DEVELOPER / CONFIRMING PARTY** (which expression or term shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said Firm, its successor-in-office, partners and their respective heirs, executors, administrators and legal representatives and assigns etc.) of the **SECOND PARTY.**

AND

(1) **SRI** son of, having (PAN-), (AADHAAR NO –), by Faith - Hindu, by Nationality - Indian, by Occupation -, (2) **SMT.** wife of, having (PAN-), (AADHAAR NO –), by Faith - Hindu, by Nationality - Indian, by Occupation –, both are residing at, P.O.-, P.S.-, District –, PIN –, West Bengal, hereinafter called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PARTY.**

WHEREAS one Sudhir Kumar Koley alias Ghosh son of Late Anil Chandra Koley gift and transferred a plot of land measuring about 04 Cottahs 01 Chittack more or less, which is lying and situated at Mouza- Ichapur, J.L. No- 3, Touzi No- 617, comprised and contained in R.S. Khatian No- 79 under R.S. Dag No-646 & 648, within the local limits of

GHOSH ENTERPRISE

Arup Chm.

Proprietor

North Barrackpore Municipality, within the jurisdiction of A.D.S.R.O. Barrackpore, under P.S.- Noapara, in the District of North 24 Parganas in favour of his son namely Sri Arup Ghosh by virtue of a registered deed of gift dated 24/01/2001 which was duly registered before A.D.S.R.O. Barrackpore, recorded in Book No-I, Volume No- 79, Pages from 9 to 16, being No- 3040 for the year 2001.

AND WHEREAS by way of Deed of Gift the above mention plot of land measuring about 04 Cottahs 01 Chittack more or less, which is lying and situated at Mouza- Ichapur, J.L. No- 3, Touzi No- 617, comprised and contained in R.S. Khatian No- 79 under R.S. Dag No-646 & 648, within the local limits of North Barrackpore Municipality, within the jurisdiction of A.D.S.R.O. Barrackpore, under P.S.- Noapara, in the District of North 24 Parganas and he mutated his name before the B.L. & L.R.O. Vide L.R. Dag No- 1489 under L.R. Khatian No- 14798 and he also recorded his name in the records of North Barrackpore Municipality vide holding No- 1550, Ghosh Para Road by Lane 1 under Ward No- 04 and possessed the same by way of paying taxes in the office of North Barrackpore Municipality and rents in the office of Govt. Serestha.

AND WHEREAS thus being seized and possessed and well sufficiently entitled of the said premises mentioned in the "A" Schedule written hereunder, the Landowner herein became desirous of developing the "A" Schedule property by way of raising multi-storied structure thereon as Apartment ownership basis and to sell to the intending Purchaser or Purchasers.

AND WHEREAS Vendor/ landlord/owner to fulfill his desire as a proprietor of "GHOSH ENTERPRISE" develop the "A" Schedule property by raising structure on Apartment ownership basis by input of finance.

AND WHEREAS with a view to construct or cause to be constructed a four storied (G+3) building namely "AJIT BHAWAN" on the said property, the Vendor herein submitted a building plan for sanction before the North Barrackpore Municipality as prepared by the Developer through their recognized Architect and thereafter the said building plan was approved and sanctioned by the North Barrackpore Municipality, vide Memo No- SWS-OBPAS/2121/2025/0413 and Date- 11/12/2025 for construction/ erection of the building consisting of number or residential flats, offices, shops and garages on the said plot of land where the owners agreed to allow the Developer to develop and/or build and erect the said building according to the plan sanctioned by the North Barrackpore Municipality and also had given rights to the Developer herein to sell or dispose of the flats, shops , offices, garages, parking spaces etc. of their allocation in the aforesaid proposed buildings to the intending Purchaser or Purchasers according to its own discretion and choice.

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AND WHEREAS it is specifically stated that the singular number used in this Deed of Conveyance shall mean and include the plural number. In addition, the masculine gender shall mean and include the feminine and the neuter gender.

AND WHEREAS since then the Land Owner has been enjoying each and every part of the said premises absolutely free from all encumbrances, interference, and disturbances of any other person or persons whatsoever nature, etc.

AND WHEREAS each and every part of the said premises is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition and/or requisition, etc. whatsoever or howsoever nature and the Land Owner has good, free and clear marketable title to the said premises with right to assign and transfer their title to the third parties.

AND WHEREAS the present owners/vendors herein have already delivered peaceful vacant possession of the said property to the builder herein simultaneously with the execution of the said agreement the necessary construction work has been started as agreed upon under the said agreement.

AND WHEREAS the owner herein to commercially exploit and build the said buildings comprising of different flats, shops, garages, parking space etc. in the aforesaid proposed building and also right to sell, allot, convey and/or otherwise dispose of the self-contained flats, shops, parking spaces and other spaces in the proposed building together with the proportionate undivided share or interest in the land underneath the Shop or Shops thereon to the intending Purchaser or Purchasers and to realize earnest money, part payment, advance, full consideration or any other amounts according to its own choice and to enter into agreement with prospective buyers.

AND WHEREAS the builder herein has in course of construction formulated a scheme hereby inter alia (a) the person or persons desirous of owning and/or acquiring and/or purchasing the shops/units constructed portions of the aforesaid building on the said property shall enter into an agreement for acquiring and/or purchasing the shops /units/ constructed portions together with the proportionate share in the land underneath the building along with the common facilities and areas at the agreed price.

AND WHEREAS the builder shall construct the shops / units / constructed portions and the common parts and facilities for the prospective buyers in accordance with the plan sanctioned by the North Barrackpore Municipality with such varieties or modification as may be thought necessary by the Developer or the owners herein.

AND WHEREAS in pursuance of the aforesaid scheme the Developer has stated at their own cost the process of erection and/or construction of the [G+3] Multi Storied building including the common parts facilities and/or amenities therein situated and lying at Holding

No. 1550, Ghosh Para Road by Lane 1 under Ward No- 04, after sanction the building plan vide Memo No. **SWS- OBPAS/2121/2025/0413** and Date- **11/12/2025** hereinafter referred to as the "said building" and the builder has expressed their desire to sell the portion or portions of the said building after completion on "**Ownership basis**".

AND WHEREAS the Purchaser has inspected and satisfied with the title deeds of Land Owners in respect of the land in question, Deeds, Parcha, sanctioned Building Plan, and other necessary papers relating to the said land and has not raised any objection with regard thereto.

AND WHEREAS the Purchaser approached the said present owners/ vendors and Developer to purchase one Flat, Being No. '.....' on the **Floor**, **Facing** measuring more or less Covered Area **sq. ft.** (which includes proportionate area of **stair & Lift-well at that floor**); and being **25% on the covered area of the Flat; plus an area of sq.ft.** for common share in the two wheeler parking space reserved at the Ground floor; totaling super built up area of **sq. ft.** more or less of the said building namely "**AJIT BHAWAN**" at Barasat Road under P.S-Titagarh, within the limits of jurisdiction of North Barrackpore Municipality having Holding No- 1550, Ghosh Para Road by Lane 1 under Ward No- 04, Dist. North 24 Parganas. under North Barrackpore Municipality together with undivided impartible share of land in proportion of the Flat on the **Floor** and in accordance with the Building Plan sanctioned by the North Barrackpore Municipality also together with common parts and facilities within **day of** and make necessary arrangement to prepare a SALE DEED in favour of the said Purchaser.

AND WHEREAS the present owners/ vendors herein have jointly and/or severally agreed to sell the Purchaser has agreed to acquire and/or purchase forever and absolutely a **Flat** lying on the **Floor** of the building together with the common areas and facilities therein including the proportionate undivided share or interest flat in the building and also the undivided proportionate share of interest in the land underneath the said building situated and lying at Municipal Road (Ghosh Para Road by Lane 1) under North Barrackpore Municipality, Ward No. 04 as fully described in the **FIRST SCHEDULE** hereunder which is free from all encumbrances and at a valuable consideration of **Rs./- [Rupees]** only on the terms and conditions herein appearing.

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

1.The purchaser is specifically informed that the said premises is purchased by her with notice of and subject to the following :-

- a) The said Flat being Type '.....' is situated on the **Floor**. The tenure of the

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Amit Chandra
Proprietor

Flat is OWNERSHIP.

- b) The covered area of the said flat is about Covered Area sq. ft. (which includes proportionate area of stair & Lift-well at that floor); and being 25% on the covered area of the Flat; plus an area of sq.ft. for common share in the two wheeler parking space reserved at the Ground floor; totaling super built up area of sq. ft. more or less, having undivided the said building.

2. That the Developer shall complete the construction consisting of flat/ office spaces/shops/garages and shall be entitle to make such alteration, variation of modifications in the said plan as may be required by the North Barrackpore Municipality or any other local authority or as may be occasioned by any exigencies. The purchaser shall not be entitle to object to such alteration, variation and modification.

3. The purchaser hereto agrees to take and acquires the said flat in the proposed building measuring about of the said flat is covered area of sq. ft. (which includes proportionate area of stair & Lift-well at that floor); and being 25% on the covered area of the Flat; plus an area of sq.ft. for common share in the two wheeler parking space reserved at the Ground floor; totaling super built up area of sq. ft. more or less, having undivided impartible proportionate share or interest in the land underneath of the said building, at a total consideration of Rs./- [Rupees] only.

4. That the Purchasers has already paid Rs./- [Rupees] only as booking money and shall pay Rs./- [Rupees] only as an advance to the Developer at the time of execution of this Agreement against the said flat Type "....." on the floor and the developer shall accept the same and acknowledge the same by granting proper receipt to the Purchasers. The Purchasers has further agreed to pay the balance money of the purchasers price of the said flat in the manner indicated below as well as option given by the Purchasers:-

a) Rs./- [Rupees] only will be paid on or before 30th day of 2026.

b) Rs./- [Rupees] only will be paid on or

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before 30th day of 2026.

c) **Rs.**/- [**Rupees**] only will be paid on or before 30th day of 2026.

d) The balance money of **Rs.**/- [**Rupees**] only will be paid at the time of execution of the sale deed or at the time of giving possession of the said flat, whichever is earlier.

5. If the super built up area is found to be less or more, the adjustment regarding the same will be effected in the price at the time of giving possession of the said Flat. It is further stated that the ESCALATION of the rate of materials as per index published by the competent authority will be implemented if necessary, due to war, civil commotion, act of God, etc. or for any other unseen cause.

6. The purchaser undertake that the construction work of the said flat will be complete through the developer on behalf of the purchaser and under no circumstance, the purchaser shall be allowed to depute any new developer for completion of the construction work of the said Flat.

7. In default of payment by the purchaser to the developer, the first installment of purchase price stated hereinabove within the stipulated time as mentioned in clause 04 above, then the purchaser shall be liable to pay @ Rs.200/- (Rupees Two Hundred only) per day, if such amount remain unpaid up to next installment on or after becoming due. In addition, if the purchaser again fail to pay the second installment of purchase price stated hereinabove in due time as mentioned in clause 04, then the Developer shall be at liberty to terminate this agreement in which case this Agreement shall cancelled and the deposited money already paid by the purchaser as booking money and as an advance together with any installment/s (if any) paid up to that date, shall be refunded (without any interest) to the purchaser by the Developer after deducting Rs.2,00,000/- (Rupees Two Lacs only) as liquidated damages only after entering into another Agreement for sale with the different third parties. The purchaser shall lose all right under this Agreement and the developer shall be entitle to sell the said **Flat being Type "....."** on the **Floor** to any other person and in that event the purchaser shall not be entitle to question such sale or to claim any amount

whatsoever from the developer. It is further stated that the same procedure will be followed if the Purchaser decides to cancel this Agreement by them, i.e. Rs.2,00,000/- (Rupees Two Lakhs only) will be deducted as liquidated damages and the balance money will be refunded without any interest to the purchaser within 12 (twelve) months from the date of such cancellation.

8. The purchaser under no circumstances shall be entitled to claim possession of the said Flat until the local consideration money of the said Flat mentioned in Clause 03 plus statutory liabilities as mentioned in Clause 23 under this Agreement is paid in full by him to the Developer.

9. The Developer shall give possession of the said Flat to the purchaser on paying full price as mentioned in Clause 03 plus statutory liabilities as mentioned in clause 23 and the purchaser shall take possession within 07 (seven) days from the date of notice to be served by the Developer to them.

10. The possession of the said flat will be delivered on or before day of , which may be extended for another 06 (six) months, if necessary. The Developer shall not incur any liability if it is unable to deliver the possession of the said flat by the stipulated time due to war, civil commotion, Act of god or if the non-delivery of possession is because of any Notice, Order/ Rule or Notification of the Government, Judicial Department, Municipality and / or other public body.

11. On taking possession of the said Flat, the purchaser shall be entitled to occupy the said Flat and use the same only for Residential purpose. The purchaser shall at her own cost keep the same in a proper condition and shall observe and comply with all laws, Rules and Regulations of the Government, North Barrackpore Municipality and any other Govt. bodies, Upon the purchaser taking possession of the said Flat, the purchaser shall have no Claim against the Developer in respect of any item of work in the said flat which may be alleged not have been carried out in accordance with the Agreement unless the purchaser, at or before taking possession, has intimated the same in writing to the Developer.

12. The purchaser shall be liable to pay electric security deposit of Rs./- (Rupees) only and also liable to bear all the taxes, charges for electricity and water that the common until obtaining separate electric meter from the C.E.S.C. and separate easement of taxes by the North Barrackpore Municipality and for all other taxes for all sorts of services for her said unit after possession of the said Flat.

13. The purchaser shall not be entitled to demand partition of her interest in the said building and/ or the said land and it is being agreed that the Purchaser's interest therein is impartible.

14. The purchaser shall not let, give or license, transfer, re-sale and assign the said Flat or any part of interest therein or agree to do so until her dues to the Developer under this Agreement mentioned in Clause 04 are paid in Full.

15. The Purchaser agrees with the Developer and through the Developer with the occupier of other units in the said proposed building that the purchaser shall not demolish the said Flat nor make any addition or alteration to the same without the prior consent in writing from the Developer or as the case may be the flat/shop/office-room owners' Association of the Purchaser except addition/alteration inside the units without disturbing the main structure of the said building.

16. The purchaser shall keep at her own expenses inside portion of the Flat, its drains, pipes, cable wire etc. in good repairs. The repairing of outside cable, pipes, drains etc. should be undertaken by the flats/shop rooms/office/garages owners' Association/ Society or common service or services.

17. The purchasers of different flats/shop rooms/office/garages of the said building shall form the flats/shop rooms/office/garages owners' Association. The purchaser hereby agrees to observe and comply with all rules, regulations by laws etc. of such Association.

18. A sale Deed in favour of the purchasers will be made after full payment as mentioned in Clause 04. The documents of such Sale Deed and other documents will

be prepared by the legal advisor of the Developer. In addition, the purchaser will bear the cost of this Agreement, Stamp Duty & registration fees of the Sale Deed, Advocate fees and other incidental charges, etc.

19. The purchaser shall use the said flat for residential purpose and shall not use those in any other manner, which may cause nuisance, annoyance, or disturbance to the Owners of the other rooms and flats of the building. The Purchaser hereby agrees not to use the said Flat for any immoral or illegal purpose.

20. All letters receipts, notices issued by the developer via courier services and dispatched to the address of the purchaser given in the Agreement or notified otherwise in writing shall be deemed to have been duly served on the purchaser after the expiry of 15 (fifteen) days of such issue of notices.

21. Any reasonable delay or indulgence on the part of the Developer in enforcing this Agreement of giving possession of the Flat to the purchaser within the stipulated time and grace period mentioned in Clause 10, would make liable the Developer to pay @ Rs. 200/- (Two Hundred only) per day till handover the possession of the said Flat to the Purchaser.

22. The Developer is desirous of seeing flats/shop rooms/office/garages in all other floors in the said building to the different parties on ownership basis, as are or may be permitted by the North Barrackpore Municipality and entering into separate Agreement with several persons and parties in respect of such sale and the purchaser will have no right to object or whatsoever to such sales.

23. It is further specifically stated that the Developer shall have the power to charge/levy statutory liabilities like GST & other taxes, etc. as chargeable on the purchaser price as mentioned in clause 03 hereinabove as per Act and roles of the Central and /or State Govt. duly implemented or to be implemented through Finance Bill or circular for which invoice will be sent to him time and the purchaser shall have to pay the said chargeable rates and taxes to the Developer in time or on demand.

24. The purchaser hereby agrees and undertake to complete the registration process of her unit within 02 (two) months from the date of accepting Possession Letter of her unit from the Developer herein without any delay. It is further stated that if any taxes imposed by any lawful authorities due to non-completion of registration of her unit on or after completion of the 02 (two) months then the purchaser will exclusively be liable to bear all sorts of taxes and penalties imposed by the said authorities for her unit. In this situation, the Developer as well as the Land Owners will not bear any such taxes and penalties

25. Any taxes whether levied or leviable now or further on land and/or building by any local body and/or Government as the case may be from the date of booking of the said flat, will be borne by allottee/s and in case a consolidated demand is made for the land/building as a whole, the same shall be paid by the allottee/s in proportion to the area of the Flat.

26. The purchaser hereby agrees and undertake to be a member of the proposed flats/shop rooms/office/garages owners' Association and from time to time sign and execute all application from membership and other papers, by-laws and documents for the same for her common interest without raising any objection of any nature.

27. It should be noted that the free maintenance (save and except specified in the Common Expenses section hereunder written) of the said Flat will be provided by the Developer till the handing over date of the physical possession of the said unit. It is stated that after that said period or after completion of the registration of the said unit the purchaser shall always be liable to pay services charges for any sorts of maintenance, if required for her aforesaid Flat, without raising any objection.

28. That Mrs. Mithu Ghosh Advocate, Barrackpore Court shall acts as legal advisor for and on behalf of the Developer/Promoter and/or the whole project all agreements, deeds and others papers and documents either with the intending Purchaser(s) and with the owners and/or with any person(s) invoking the said project shall prepared drafted and finalize by Mrs. Mithu Ghosh and she will be paid remuneration as will be agreed upon.

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Amr Chh
Proprietor

29. The purchaser and the Developer shall observe and perform all the by-laws and all the rules and regulations of the said West Bengal Apartment Ownership Act, 1972, or to any statutory modification or re enactment thereof for the time being in force, when registered and shall pay and contribute regularly and punctually towards taxes and other expenses including outgoing in accordance with the forms of this Agreement to the flats/shop rooms/office/garage owners Association on demand.

SCHEDULE "A" OF THE PROPERTY

ALL THAT piece and parcel of **Bastu** land measuring about **04 Cottahs 01 Chittack** more or less, which is lying and situated at Mouza- Ichapur, J.L. No- 3, Touzi No- 617, comprised and contained in R.S. Khatian No- 79 corresponding to **L.R. Khatian No- 14798** under R.S. Dag No-646 & 648 **L.R. Dag No- 1489**, within the local limits of North Barrackpore Municipality, being Holding No- **1550, Ghosh Para Road by Lane 1** under **Ward No- 04**, within the jurisdiction of A.D.S.R.O. Barrackpore, under P.S.- Noapara, in the District of North 24 Parganas

ON THE NORTH : Biva Apartment.

ON THE SOUTH : 19'-0" wide Municipal Road .

ON THE EAST : Karunamoyee Misthanna Bhandar.

ON THE WEST : Atindra Apartment.

SCHEDULE "B" ABOVE REFERRED TO

Description of Flat

ALL THAT piece and parcel a self contained Residential Flat, Being No- '.....' Facing on the Floor, measuring about of the said flat is **Covered area** sq. ft. (which includes proportionate area of stair & Lift-well at that floor); and being **25% on the covered area of the Flat; plus an area of** sq. ft. for common share in the two wheeler parking space reserved at the Ground floor; totaling **super built up area** of sq. ft. more or less together with the specification more fully described in the Third Schedule, having undivided impartible proportionate share in the land and/or common facilities of the Ground plus Two (G+3) Storied building namely "**AJIT BHAWAN**", situated and standing on the land more fully stated in the "A" Schedule, being Holding No- **1550, Ghosh Para Road by Lane 1** under **Ward No- 04** under P.S- Noapara, within the limits of jurisdiction of North Barrackpore Municipality having under Ward No-04, Dist. North 24 Parganas.

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Anup Chandra
Proprietor

THE THIRD SCHEDULE ABOVE REFERRED TO

SPECIFICATIONS

- a) Foundation: R. C. C. footing/strip foundation and framed structure for Ground plus Four storied building.
- b) Wall: External wall shall be 200 mm, (8") thick. Partition wall between the Flat & Corridor shall be 125 mm (5") thick. Internal partition wall in each flat shall 125 mm (5") thick.
- c) Wall finish: Outside wall shall be finished with cement plastering and painted with Primer and color painting. The inside wall of each flat shall be finished with Wall Putty.
- d) Floors: Tiles will be laid on the floors.
- e) Doors: Door frames shall be made by good quality wood shall be painted with one coat primer only (the DEVELOPER will decide the primer). All internal doors shall be of commercial flush door. On the main door one lock shall be provided.
- f) Windows: All windows shall be made of aluminum box shutter panel with built in grill with 3 mm thick One way Mirror. The balcony will half with M. S. Grill. All metal surfaces shall be painted with one coat synthetic enamel paint (the DEVELOPER will decide the primer).
- g) Drawing/Dining room: Stand Basin (white in color) with pillar cock.
- h) Kitchen: At kitchen, black stone self cooking platform with steel sink shall be furnished. (4'-00") high glazed tiles shall be provided over cooking platform only at cooking area. The color of glazed tiles shall be of Developer's choice. One bibcock at sink also will be provided.
- i) Toilet: (6'-0") high glazed tiles dado will be provided. One shower including concealed stopcock, one bibcock, one western type pan, (white in color) one Commode (white in color) including low down flash and one W. C. shall be provided. The door of toilet shall be of good quality PVC door.
- j) Plumbing : The developer shall also provide plumbing point for 1 water filter. All outer pipes including rain water pipes shall be of PVC & Inner common water pipes installation shall be PVC type.
- k) Electrification: All electrical work shall be of concealed copper wiring as follows:-
 - At Bed room three light points, one fan point and one plug point (5 amp.) shall be provided.
 - At Drawing/Dining Room three light points, one fan point, one plug point (5 amp.), one refrigerator plug point (16 amp), one inverter point, one washing machine point, one basin light point and one (5 amp) plug point, one T. V. plug point (5 amp.) with one cable line point shall be provided.
 - At Kitchen Room two light points, one micro-oven point (16 amp), one chimney point, one aqua-guard point shall be provided.
 - At Toilet one light point and one exhaust fan point, one wall fan point (only in the common toilet) shall be provided.
 - At Balcony one light point, one plug point (5 amp) shall be provided.

- At entrance door one doorbell point and one light point shall be provided.

It is stated that one air conditioning point and one T.V. plug point only for one bed room.

It is further stated that MCB system; and fan regulator point shall also be provided in all bed rooms.

- l) Common electrical point such as for lightening of stairs, common corridor and entrance passage at ground floor, parking space and pump for overhead reservoir shall also be provided.
- m) The DEVELOPER will complete the electrification work of each flat up to individual main switch of the meter room only. For individual and common electrical facilities along with connection charges including installation materials from CESC/WBSEDCL up to main meter room, infrastructure development cost, security money, transformer installation charges and other quotation charges being Rs. 35,000/- (Rupees thirty Five Thousand) only are to be paid extra. The Purchaser will provide all the electrical fittings.
- n) If the Purchaser takes possession of her Flat before getting connection individually from CESC/WBSEDCL then he must pay the electric charges monthly extra for enjoying the electricity in her Flat and common facilities. The Developer shall decide the charges of the electricity then for that interim period.
- o) All outer pipes including rain water pipes as well as outer & inner common plumbing installation shall be of PVC type Pipes.
- p) Extra Work: Any extra work other than the standard schedule shall be charged extra as decided by the Developer's authorized Engineer. Such amount shall be deposited by the Purchaser to the Developer before execution of such work. Outside labour/ mason shall be allowed after completion of total project with the permission of the Flat Owners' Association.

N. B.: The layout, measurement and specification given above are tentative and subject to minor alterations/ modifications on account of technical reasons without any reference.

COMMON AREAS AND FACILITIES

1. Staircase on the floors & over head room.
2. Staircase landing on all floors.
3. Lift & lift-well.
4. Drains and sewers.
5. Pump.
6. Open spaces, passages from the building to the main road, foundation, outer walls and all type of outer pipes and other common electrical & plumbing and sanitary installation.
7. Overhead reservoir.

8. Under Ground reservoir.
9. Septic Tank.
10. Roof of the Top Floor.
11. Water Supply: Pump operated Deep Tube Well and municipal water will be utilized for water supply and overhead reservoir will be provided on ultimate roof.
12. Proportionate undivided un-demarketed share or interest in the common parking space reserved at the Ground floor.

COMMON EXPENSES

- 1) All costs of lighting & maintenance of common areas, and also the outer walls of the building.
- 2) Proportionate share of electrical charges for Lift & Pump operation and maintenance.
- 3) The salary of Durwan, Care Taker, who may be appointed.
- 4) Insurance for insuring the building against riot, earthquake, fire, lighting and violence etc.
- 5) All charges and security monies to be deposited for the common facilities.
- 6) Municipal taxes and other outgoing save and except those are separately assessed on the respective flat.
- 7) Costs and charges of establishment for maintenance of the building.

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

WITNESSES

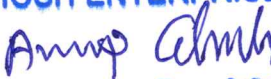
1.

SIGNATURE OF THE LANDOWNERS

2.

SIGNATURE OF THE DEVELOPERS

SIGNATURE OF THE PURCHASERS

GHOSH ENTERPRISE

Proprietor

MEMO OF CONSIDERATION

Received from the within named PURCHASERS within mentioned sum of Rs.

...../- [Rupees] only.

WITNESSES

1.

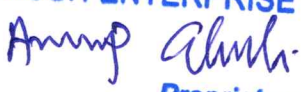
2.

SIGNATURE OF THE DEVELOPERS

As per data produced and
instruction of the parties
Drafted by me

SMT. MITHU GHOSH

Advocate
Barrackpore Court.

GHOSH ENTERPRISE

Proprietor