



Serial No. A. 250/2025



Notarial Certificate

TO ALL TO WHOM THESE PRESENTS SHALL COME I, TAPANKUMAR DEY, Advocate Alipore Court duly appointed by the Central Government and practising as a NOTARY in the district of 24 Parganas of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called the "Paper Writings A" are presented before me by the executants (s).

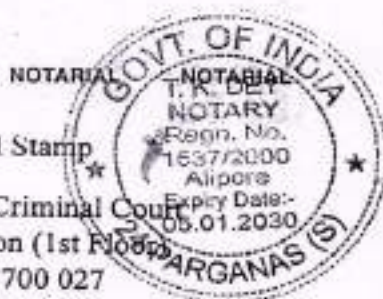
* AGREEMENT FOR SALE *
of 1/2 Part Plot from Banajuli to Late Gopal Chandra
Monerjee of 20, Mayapur Key Road P.S. Thakurpukur
Kolkata-700027 and others, and H/o Rajan
Associate (Pvt) Private Limited of
39/56, Mayapur Key Road P.S. Thakurpukur
Kolkata-700027
hereinafter referred to as the "executant (s)" on this the 16th
day of May Two thousand.

The "executant (s)" having admitted the execution of the "Paper Writing A" in respective
and in the presence of the witness (es), who as such, subscribe (s) signature (s) thereon,
and being satisfied as to the identity of the executant (s), and the said execution, I have
authenticated verified and attested the execution of the "Paper Writings A" and testify that
the said execution is in the respective hand(s) of the executant(s).

IN WITNESS WHEREOF being required of a Notary, I have granted THESE PRESENTS as
a NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may
require.

IN FAITH AND TESTIMONY WHEREOF
I, the said Notary, have hereunto set and
subscribed my hand and affixed my Notarial
seal on this the 16th
day of May 2025.

Notarial Stamp



Off.: Alipore Criminal Court

Bar Association (1st Floor)

Kolkata- 700 027

Ph.: 2479 1068

Resi.: Amulya Bhavan

10, Seventh Street, Modern Park

Santoshpur, Kolkata - 700 075

Ph.: 2416 1861

8777590687 / 9830314080 (T. K. Dey)

9831109694 (Sujit)

16 MAY 2025

TAPAN KUMAR DEY

Notary

Govt. of India

Alipore Judges & Criminal Court

Kolkata - 700 027

Regn. 1537 / 2000

Dist. - 24 Parganas

TAPAN KR. DEY

Notary

Alipore Judges' / Police Court

Calcutta-700 027

Regn. No. 1537 /2000

16 MAY 2025

Serial No. N

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TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

भारत सरकार पश्चिम बंगाल WEST BENGAL

37AA 407633



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this the 16th day of
May, (Two Thousand and Twenty Five) 2025 A.D. Date: 05.01.2030

B E T W E E N

Atit Babu Banerjee

Chandana Halder

16 MAY 2025

ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED
Anand Roy
Director





(1) SRI PATIT PABAN BANERJEE, (PAN- **AGSPB3998G**, & Aadhaar No. 2221 1197 2831) son of Late Gopal Chandra Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and
(2) SMT. CHANDANA HALDER, (PAN- **AATPH7012G**, & Aadhaar No. 3761 5126 8800) wife of Sri Samir Halder, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 39/5/3, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the **VENDORS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** :

A N D

M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED (PAN- **AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, represented by its Director SRI ARNAB ROY (PAN- **DWXP7469Q** & Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, hereinafter called and referred to as the **PURCHASERS/**

SECOND PARTY (Which term or expression shall unless excluded by or

Adit Paban Banerjee
Chandana Halder



16 MAY 2025

ROYAN ASSOCIATE (OPC) PRIVATE LIMITED
Arnab Roy

repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns of the



OTHER PART :

WHEREAS by virtue of an Indenture of Sale, dated 09.02.2004, duly registered in the office of the District Sub-Registrar-II, Alipore, and recorded in its Book No. I, Volume No. 46, pages 392 to 408, **Being No. 2764, for the year 2004**, one Sri Ashoke Kumar Roychowdhury, (therein mentioned as the Vendor) sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring **3 Cottahs 1 Chittak 0 Sq. ft.**, together with brick built Tiles Shed Structures measuring 100 Sq. ft., lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, unto and in favour of (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, therein mentioned as the Purchasers, at and for the valuable consideration as mentioned therein and delivered the peaceful possession thereof.

AND WHEREAS since after the said purchase, aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER was become absolute rightful joint owners of the aforesaid property, and they got the said property mutated and/or recorded in their names in the Assessment Records of the



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Chandana Halder

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Kolkata Municipal Corporation and the same also became known and numbered as **K.M.C. Premises No. 156, Narayan Roy Road, P.S. Thakurpukur**, Kolkata- 700008, vide Assessee No. 41-125-14-0241-7, under K.M.C. Ward No. 125, in the District of 24-Parganas (South), and had been enjoying the said property free from all encumbrances, liens, lispendens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder, being desirous to develop the said premises by constructing a New Building thereon with modern facilities and amenities therein and thereto, they had entered into a Joint Development Agreement on 02.02.2023, with Developer **M/S. CRYSTAL**, a Partnership firm having its office at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, represented by its partners, namely, (1) **SMT. CHANDANA HALDER**, wife of Sri Samir Halder, and (2) **SMT. PAPIYA BANERJEE**, wife of Sri Patit Paban Banerjee, and the said Development Agreement was duly registered in the office of the Addl. District Sub-Registrar, Behala, South 24-Parganas and recorded in its Book No. I, Volume No. 1602-2023, Page from 46076 to 46123, being No. 160701116, for the year 2023. And accordingly the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder executed a Development Power of Attorney on the same day i.e. on 02.02.2023, duly registered in the office of the Addl. District Sub-Registrar, Behala, South 24-Parganas and recorded in its Book No. I, Volume No. 1602-2023, Page from 46512 to 46531, being No. 160701141, for the year

ROYAL ASSOCIATE (OPC)
PRIVATE LIMITED

Narab Roy



Patit Paban Banerjee
Chandana Halder

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2023, and they duly engaged and/or appointed **M/S. CRYSTAL**, a Partnership firm having its office at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, represented by its partners namely, (1) **SMT. CHANDANA HALDER**, wife of Sri Samir Halder, and (2) **SMT. PAPIYA BANERJEE**, wife of Sri Patit Paban Banerjee, as their lawful constituted Attorney with several powers and authorities, as embodied therein.

AND WHEREAS in terms of the said Development Agreement, the said Developer **M/S. CRYSTAL** obtained a sanctioned Building Plan from the K.M.C. authority in the name of the Owners at its own cost, being sanctioned Building Plan No. **2023160022** dated 13/04/2023 for construction of a G+III Storied Building into and upon the said land of the Owners at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, at the cost of the said Developer.

AND WHEREAS thereafter the said Developer **M/S. CRYSTAL** due to some inevitable circumstances, shortage of fund or other reasons could not able to make and/or complete the construction work into, upon and over the aforesaid land at the said premises.

AND WHEREAS thereafter for that reason and unavoidable circumstances, the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder and the said Developer **M/S. CRYSTAL** mutually decided to cancel and/or revoke the said Development Agreement dated 02.02.2023, and accordingly by virtue of a Deed of Cancellation of Agreement dated



ARUN ASSOCIATE (OPC)
PRIVATE LIMITED
Arunab Roy
Director

Patit Paban Banerjee
Chandana Halder

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25/11/2024, duly registered in the office of the D.S.R. III, Alipore, and recorded in Book No. I, Volume No. 1603-2024, Page from 518909 to 518923, being Deed No. 160319574, for the year 2024, the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder and the said Developer M/S. CRYSTAL jointly cancelled and/or revoked the aforesaid Development Agreement dated 02.02.2023. And thereafter the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder also cancelled and/or revoked the aforesaid Development Power of Attorney dated 02.02.2023 by virtue of a Deed of Revocation/Cancellation of Power of Attorney dated 25/11/2024, duly registered in the office of the D.S.R. III Alipore, and recorded in Book No. IV, Volume No. 1603-2024, Page from 15090 to 15101, being Deed No. 160300818, for the year 2024.

AND WHEREAS in the manner as aforesaid, the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, had become the absolute rightful joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of total land measuring **3(three) Cottahs 1(one) Chittaks 0(zero) Sq. ft.** more or less, together with brick built Tiles Shed Structures measuring 100 Sq. ft., standing thereon, lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, as



ROYAL ASSOCIATE (OPC)
PRIVATE LIMITED
Anub Roy
Director

Patit Paban Banerjee
Chandana Halder

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more fully and particularly described in the **SCHEDULE "A"** hereunder written and they had been enjoying the said property peacefully and uninterruptedly by paying rates and taxes to the appropriate authority concerned and the said property is free from all encumbrances, liens, lispendens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS thereafter the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, further being desirous to develop the said premises by constructing a New Building thereon with modern facilities and amenities therein and thereto but owing to financial crisis decided to engage the DEVELOPER **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED**, a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** son of Sri Subrata Roy, and the said Developer also accepted the said offer and also agreed to construct a New Building at the said premises at its own endeavor, costs and expenses according to the aforesaid sanctioned Building Plan of the K.M.C.

AND WHEREAS accordingly the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, entered into a Development Agreement with Development Power of Attorney on 25/11/2024 with the said DEVELOPER **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED**, a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, for construction

ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED

Arnab Roy
Director

Patit Paban Banerjee

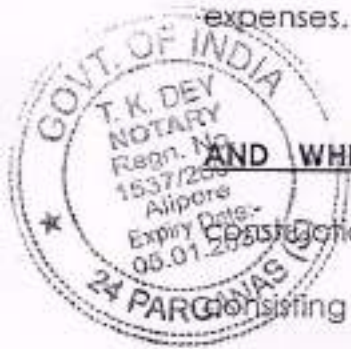
Chandana Halder 16 MAY 2025





of a new Building into and upon the said property, and thereby the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA BANERJEE also engaged and appointed the said Developer M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED, a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director SRI ARNAB ROY son of Sri Subrata Roy, as their lawful constituted Attorney with several terms and conditions, right, power and authority as embodied therein, including to sell/transfer the Developer's Allocation in the new multi storied Building, as set forth therein and the said Development Agreement with Power of Attorney was duly registered in the office of the D.S.R. III, Alipore, 24-Parganas (South) and recorded in its Book No. I, Volume No. 1603-2024, Page from 519946 to 519981, being Deed No. 160320241, for the year 2024.

AND WHEREAS thereafter the said Developer, as per terms of the said Development Agreement and in accordance with the sanctioned Building plan started construction works of the said G+III storied Building at the said premises after demolishing the existing structure thereon, at its own costs and expenses.



AND WHEREAS subsequently the said Developer have started the construction works of the said G+III storied Building at the said premises, consisting of several flat or flats, space or spaces and car parking spaces.

ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED

Arnob Roy
Director

Patit Paban Banerjee

Chandana Halder

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and in terms of the said Development Agreement dated 25/11/2024 the said
DEVELOPER M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED a Private Limited

Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, has already demarcated the **Owners' Allocation** in the said proposed new Building, and thereby the Vendors have attained rights, power and authority to sell the Owners' Allocation, which includes **ALL THAT** piece and parcel of 2(two) self contained flats and one Open Car-parking space, **i.e.** (i) one self contained residential flat, Being **Flat No. 'C'**, on the **First floor, South-west-north** side, (ii) one self contained residential flat, Being **Flat No. 'E'**, on the **second floor, South-west-north** side, and (iii) one open car-parking space, Being Car-Parking No. '1', on the **Ground floor, north-west** side, of the proposed New G+III storied Building together with undivided impartible proportionate share or interest in the land lying and situated at **K.M.C. Premises No. 156, Narayan Roy Road, P.S. Thakurpukur, Kolkata- 700008**, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, together with undivided impartible proportionate share or interest in the land at the said premises, including all user and easement rights and common rights in the common parts and

service areas which include common paths and passages, stair case, stair landing, Lift, Lift Room and Lift accessories, over head water tank, under ground water reservoir, electric wirings and installations, main entrance gate, sanitary pipe lines, Septic tank, water pipe lines, Common Meter room, pump



**ROYAN ASSOCIATE (OPC)
 PRIVATE LIMITED**

Anand Roy
 Director

Atul Babu Dasgupta

Chandana Halder

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motor, top roof of the building etc. as more fully and particularly mentioned and described in the **Schedule "B"** hereunder written including all user of easement rights on path and passages, and main entrance gate and other common rights, benefits, amenities, privileges and facilities etc. attached therein and thereto, and the said property is free from all encumbrances, liens, attachment, lispendens, charges, claims or demand whatsoever from any corner.



AND WHEREAS for urgent and legal necessity of money the Vendors/First Party herein expressed their desire and intention to sell the aforesaid **ALL THAT** piece and parcel of 2(two) self contained flats and one Open Car-parking space, of the G+3-storied Building, together with all fittings, fixtures and appurtenances etc. attached therein and thereto at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, and every part thereof, rights and properties appurtenant thereto, as more particularly mentioned and described in the **Schedule "B"** hereunder written to any intending Purchaser or Purchasers at and for a lump sum price or consideration of **Rs. 60,00,000/-** (Rupees Sixty Lakh) only and having come to know the same, the Purchasers/Party of the Second part herein, being intended to purchase the said 2(two) self contained flats and one Open Car-parking space, of the G+3-Storied Building and every part thereof, rights and properties appurtenant thereto, verified and scrutinized the title deed of the Vendors and all other connecting papers, documents and evidences relating to the said flats and car Parking space and every part thereof, and being fully satisfied with the right, marketable title and interest of the said Vendors/First Party upon the Flat and Car Parking space and every part thereof, the



JOINT ASSOCIATES (PFC)
PRIVATE LIMITED
Anirudh Roy
Director

Atitabon Banerjee
Chandana Halder

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Purchasers herein agreed and offered to purchase the said 2(two) self contained flats and one Open Car-parking space, of the Building and every part thereof, rights and properties appurtenant thereto, at and for the said price or consideration of **Rs. 60,00,000/-** (Rupees Sixty Lakh) only and the Vendors also accepted the said offer and agreed to sell the same to the Purchasers at and for the said price or consideration free from all encumbrances. And to avoid any future disputes, litigations, differences both the parties hereto have agreed and entered into this agreement on the following terms and conditions :-



TERMS AND CONDITIONS

1. That the Purchasers/Second Party have agreed to purchase and the Vendors/First Party have agreed to sell **ALL THAT** piece and parcel of 2(two) self contained flats and one Open Car-parking space, i.e. (i) one self contained residential flat, Being **Flat No. 'C'**, on the **First floor, South-west-north** side, (ii) one self contained residential flat, Being Flat No. 'E', on the **second floor, South-west-north** side, and (iii) one open car-parking space, Being Car-Parking No. '1', on the **Ground floor, north-west** side, of the proposed New G+III storied Building together with undivided impartible proportionate share or interest in the land lying and situated at **K.M.C. Premises No. 156, Narayan Roy Road, P.S. Bhakurpukur, Kolkata- 700008**, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, and every part thereof, rights and properties appurtenant thereto, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises for the



ANAND ROY
DIRECTOR

Pratibha Banerjee
Chandana Halder

16 MAY 2025



said Flats and Car Parking Space, as more particularly mentioned and described in the **Schedule "A"** hereinabove written, **ALONG WITH** all user and easement rights and all other common rights, facilities, benefits, privileges, and amenities etc. attached therein and thereto which is more particularly described in the **SCHEDULE "C"** hereunder written at and for the price or consideration of **Rs. 60,00,000/- (Rupees Sixty Lakh) only.**

2. That with the execution of this Agreement, the Purchasers have paid to the Vendors/First Party the full and final price or consideration money a sum of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** as and by way of entire consideration money (the receipt whereof, the Vendors/First Party doth hereby as well as by the memo. of receipt hereunder written admits and acknowledges) Sale and Purchase shall be completed through proper Deeds of conveyance as per request and/or call upon by the purchaser.
3. That with the execution of this Agreement, the Vendors/First party have handed over and/or delivered the Xerox copies of the original Title Deed, Papers and documents to the Purchasers/Second party for searching etc. and also agreed to deliver other necessary relevant and available papers and documents as and when shall be demanded by the Purchasers/Second party.



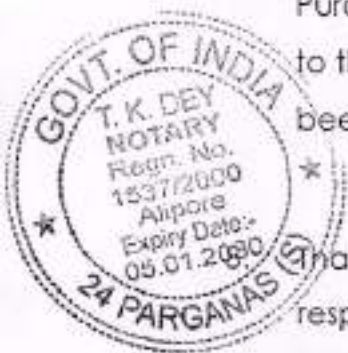
Asish Roy
Director

Atit Arbon Banerjee
Chandana Halder

16 MAY 2025



4. That the Vendors/First party state and declare that they have good right, full power, absolute authority, and indefeasible title to the said property and to enter into this Agreement for Sale with the Purchasers herein.
5. That the Vendors/First party further state and declare that they have not earlier entered into any Agreement for sale or any other instrument with any person or persons, purchaser or Purchasers or organization and the Vendors/First party undertake, promise and declare that they shall not enter into any agreement for sale, lease, mortgage let out or any other kind of transfer of the said Flat/property with any person or persons purchaser or Purchasers or organization under any circumstances whatsoever till this agreement for sale is existing.
6. That the Vendors/First Party and the Purchasers/Second party shall have their respective lawful right for specific performance of this contract through proper court of law seeking relief for any kind of discrepancies or violation of any terms and conditions from either of the parties, as set forth herein above.
7. That since the entire consideration money has been paid by the Purchaser/Second Party unto and in favour of the Vendors/First Party to their full satisfaction and hence this Agreement for Sale shall never been cancelled and/or revoked under any circumstances in future.
8. That if any dispute is arisen in future the purchaser shall solely be responsible for that and the vendors shall never be responsible for returning the consideration money to the purchaser. Beside that the



ANAND MOHANTY (PFI)
PRIVATE LIMITED

Anand Roy
Director

Latitaben Ramkrishna
Chandana Halder

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purchaser shall keep the vendors indemnified against any third party claims etc.



9. That subject to the 2(two) self contained flats and one parking space are found good, clear and marketable title of the Vendors/First Party and since the entire consideration money has been paid by the Purchaser/Second Party unto and in favour of the Vendors/First Party to their full satisfaction, as per call and request of the Purchasers/Second party, the Vendors/First Party shall execute and register a proper Deed of conveyance in favour of the Purchaser or its nominee or nominees as the case may be.
10. Farther As per requirement and at the request of the Purchaser the Vendors/First Party shall always be ready to sign and execute all necessary papers, documents, revised and/or modified Building plan or plans, Deeds and documents, Agreement for Sale and Deed of conveyances in respect of Owners' Allocation unto and in favour of any intending purchaser(s), as to be nominated by the Purchaser. But in all such documents the Vendors shall acknowledge the receipt of sum of Rs. 60,00,000/- (Rupees Sixty Lakh) only and shall not acknowledge any further money if it is received by the purchaser by way of transferring the same to any third party.
11. In the event, the Title of the Vendors/First Party in the said Flats and Car parking space are found good, clear and marketable and the Purchasers/Second Party is ready to purchase the said property by paying balance of the consideration money within the period in the manner as stated above but the Vendors are reluctant to cause execution and registration of the proper deed of conveyance unto and in favour of the Purchaser or its nominee or nominees, as the case



Arnab Roy
Director

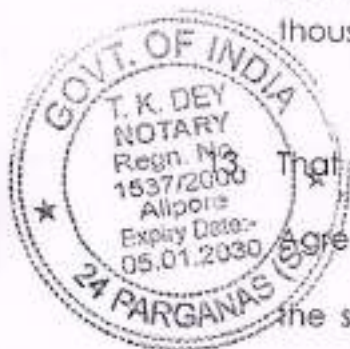
Antil Prabha Banerjee
Chandana Halder

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may be, then the Vendors/First Party shall be liable for that and the Purchasers/Second Party have/shall have every right, authority and liberty to get the said 2(two) self contained flats and one parking space registered in favour of the Purchasers or their nominees through proper court of law invoking the provisions of Specific Performance of Contract and to that effect the Vendors/First Party or any person or persons related to them or their legal heirs and successors, have, have/shall have no objection in any manner whatsoever.



12. That it is to be mentioned here that the aforesaid land yet not been mutated and recorded with B.L. & L.R.O. authority concern in name of land owners and it agreed by and between the parties herein that all rates and other impositions and/or outgoings including khazanas, Land Revenue (tax) of the said land up to the date of execution of this Indenture and other outgoing and expenses payable in respect of B.L. & L.R.O. mutation and conversion of the said land into bastu shall be paid, borne and discharged by the Vendors herein and to that effect the Vendors shall pay a sum of Rs. 77,000/- (Rupees Seventy Seven thousand) only of which the Vendors have already paid a sum of Rs. 52,000/- (Rupees Fifty two thousand) only the Vendors have agreed to pay the remaining amount of Rs. 25,000/- (Rupees Twenty five thousand) only.



That death of any of the parties during the subsistence of this Agreement for Sale, this Agreement for Sale shall not be cancelled, the surviving persons(s) i.e. the legal heir(s) and successor(s) of the deceased party shall be substituted in place of the deceased party.

Amrab Ray
Director

Atit Arun Banerjee
Chandana Halder

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14. That both the parties herein shall always be binding with the terms and conditions of this Agreement as stated above.



SCHEDULE 'A' AS REFERRED TO ABOVE

(i.e. the entire premises)

ALL THAT piece and parcel of Bastu land measuring **3(three) Cottahs 1(one) Chittaks 0 (zero) Sq. ft.** more or less, together with proposed new G+3-storied Building, standing thereon, lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common

passages and/or road, which is butted and bounded as follows :-

On the North : Land & House of Samir Halder.

On the South : Land & House of Arun Kumar Roychowdhury.

On the East : Land of Anil Kumar Roychowdhury.

On the West : Narayan Roy Road.

ROAD ZONE :- K.K. Roychowdhury Road to Rest, (Ward No. 126).

Arnob Roy
Director

Atit Baban Roychowdhury
Chandana Halder

16 MAY 2025

SCHEDULE 'B' AS REFERRED TO ABOVE

(i.e. the 2(two) self contained flats and one Open Car-parking space hereby proposed to be sold, transferred and conveyed unto and in favour of the Purchaser herein)



ALL THAT piece and parcel of **Owners' Allocation**, i.e. (i) one self contained residential flat, Being **Flat No. 'C'**, measuring **843 Sq. ft. Super Built up area**, on the **First floor**, South-west-north side, (ii) one self contained residential flat, Being **Flat No. 'E'**, measuring **1100 Sq. ft. Super Built up area**, on the **Second floor**, South-west-north side, and (iii) one open car-parking space, Being **Car-Parking No. '1'**, measuring **240 Sq. ft. space area**, on the **Ground floor**, north-west side, of the proposed New G+III storied Building, together with all fittings, fixtures and appurtenances etc. attached therein and thereto at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, and every part thereof, rights and properties appurtenant thereto, TOGETHER WITH undivided impartible proportionate share or interest in the land at the said premises for the said Flat and Car Parking Space, as more particularly mentioned and described in the **Schedule "A"** hereinabove written,

TOGETHER WITH all user, easement and quasi-easement rights and all common rights, benefits, privileges, amenities, facilities etc. on the common parts and service areas including common user right on common paths and passages, stair-case, stair landing, sanitary pipe line, septic tank, water reservoir, water tank, electrical installations, wiring, fittings and fixtures,



ANAND KUMAR (KPC)
PRIVATE LIMITED
Anand Roy
Director

Antit Arban Banerjee
Chandana Halder

16 MAY 2025

drainage and sewerage lines and connection etc. as more particularly mentioned and described in the **Schedule "C"** hereunder written obligations to bear common expenses proportionately with all the owners/occupiers of the building, as more fully and particularly described in the **SCHEDULE 'D'** hereunder written.



SCHEDULE "C" AS REFERRED TO ABOVE
(Common areas easements and facilities).

- i) Paths, passages and side spaces.
- ii) Main Entrance gate with free egress and ingress to and from the said flat.
- iii) Easement and quasi-easement, right and appurtenances belonging thereto.
- iv) Foundation beams, vertical beams, lateral supports, main walls, common walls, boundary walls.
- v) Common meter room/space.
- vi) Common roof right for use the same only top roof of the building.
- vii) Water pump and pump motor, pump house, water pipe lines, sanitary lines, drainage and sewerage line and connections.
- viii) Water reservoir in the Ground floor and water tank on the top roof of the building.
- ix) Stair case and stair landing.
- x) Lift, lift room and lift accessories.
- xi) Septic tank in the Ground floor for use of all the flat Owners.
- xii) Water supply as K.M.C. supply.



ANAND ASSOCIATES (PVT)
LIMITED
Anand Roy
Director

Antil-Taban Banerjee
Chandana Halder

16 MAY 2025



- xiii) Lighting on the common paths, passages, stair case and all other common areas.
- xiv) Boundary Walls including outer side of the walls of the said Building and main gates, including the law therein to be maintained.
- xv) Such other common parts, areas, equipments, installations, fixtures and fittings in the covered and open spaces of the said Building are enjoyed or to be enjoyed by all owners at the said premises.

SCHEDULE "D" AS REFERRED TO ABOVE

(Common expenses and maintenance of the aforesaid Building)

- i) All cost of lighting and maintenance, white washing, repairing, decorating, and redecorating, painting, repainting, renovating and replacing the common parts and outer walls of the said building.
- ii) All charges and deposits for supplies and/or for common utilities, facilities and taxes.
- iii) Cost of common electric meter for common utilities of lift, common pump motor, and all other light arrangement in the common areas, common paths and passages and stair case for common purpose and maintenance charge of lift and other fittings and fixtures and any other statutory expenses.
- iv) All litigation expenses for protecting the title of the land and building, if arises after the date of registration of this present instrument.
- v) All expenses and outgoings as may be deemed by the flat Owners' Association, all such expenses as referred to above shall be borne and/or paid by the Purchaser along with other flat Owners/occupiers in the said Building at the said premises proportionately.
- vi) All insurance premiums for insuring the said building against earth-quake, lightning, riot, and damages etc.



17/24 ASSOCIATE KPCL
PRIVATE LIMITED
Anub Roy
Director

Antil-Tarun Kumar
Chandana Halder

16 MAY 2025



IN WITNESS WHEREOF the parties hereto have put their respective hands and seals the day month and year above written.

SIGNED SEALED AND DELIVERED

In the Presence of :

1. Soumitra Datta
28/2, Narayan Roy Road
Barisha Kal - 700008,

Atitaban Datta
Chandana Halder

SIGNATURE OF THE VENDORS

2. Samir Halder
39/5/3, Narayan Roy Road
Barisha, Kal - 700008

ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED

Anirban Ray
Director

SIGNATURE OF THE PURCHASER

Identified by me
Aloke Biswas
Advocate

Drafted by me as per instructions and documents supplied by the parties hereto: -

Aloke Biswas Advocate
Alipore Police Court, Kolkata-700027.
Enrolment No. WB- 135/2003.

Signature Attested
on Identification

T.K. Dey
T. K. Dey, Notary
Alipore Judges' Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

16 MAY 2025

16 MAY 2025



MEMO. OF RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned a sum of **Rs.60,00,000/- (Rupees Sixty Lakh) only** being the full and final entire price or consideration money of this Indenture in the manner as per memo. below:-

Sl. No.	A/C Payee Cheque/NEFT/ RTGS/UPI/Demand Draft/Cash	Date	Bank	Amount
1.	Demand Draft No. 005403	07/05/2025	IDBI Bank	Rs. 30,00,000/-
2.	Demand Draft No. 005401	07/05/2025	IDBI Bank	Rs. 30,00,000/-
Total =				Rs.60,00,000/-
(Rupees Sixty Lakh) only.				

Patit Akbar Banerjee
Chandana Halder

SIGNATURE OF THE VENDORS



In presence of:

WITNESSES

1. Sowmi Bhara

2. Somir Halder

16 MAY 2025

