

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE ON THISTHEDAY
OF _____, 2020(TWO THOUSAND ANDTWENTY)
A. D.

BY

M/S. NIRMAL BUILDERS, a Sole Proprietorship Concern, having its Office at 11,Hari Sava Math, Brahmapur, near Agradoot Club, Post Office Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata-700070, District: South 24-Parganas and being represented by it's Sole Proprietor SRI NIRMAL DEBNATH(PAN : ADTPD 5129 R) (AADHAAR 5519 5057 4722), son of Sri FatickDebnath, by religion Hindu, by nationality Indian, by occupation Business and residing at 19, Jubilee Park, Post Office Brahmapur, Kolkata – 700096, Police Station Bansdroni (previously Regent Park), District: South

24 Parganas, hereinafter called and referred to as the OWNER / VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Proprietor's heirs, executors, successors, administrators and legal representatives and assigns) of the FIRST PART.

TO AND IN FAVOUR OF

(I) (PAN) (AADHAAR), son of , by religion Hindu, by nationality Indian, by occupation ,residingat to as the PURCHASERS(which term or expression unless excluded by and repugnant to the contest shall mean andinclude their respectiveheirs, successors, executors, legal representatives, administrators and assigns) of the SECOND PART.

WHEREAS one Ismail Seikh was the sole and absolute Owner of ALL THAT the piece and parcel of land measuring about 0.16 (Zero Point One Six) Acre, lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513.

During his sole and absolute ownership and peaceful possession and enjoyment of the said property, the said Ismail Seikh died intestate, leaving behind his surviving wife namely KarimanBibi and four sons namely Kaoser Ali Sekh, Sayad Ali Sekh, Yeaar Ali Seikh and Pear Ali Seikh and one daughter namely SafiranBibi, as his only legal heirs and / or successors, to succeed and / or inherit the property, as left by the said Ismail Seikh.

Accordingly, as per the provisions of Mohammedan Law of Inheritance, the said KarimanBibi, Kaoser Ali Sekh, Sayad Ali Sekh, Yeaar Ali Seikh, Pear Ali Seikh and SafiranBibi, have become the joint and absolute Owners and Possessors of the above mentioned property and they have also recorded their names in the books and records of the Revisional Settlement and the records were published.

AND WHEREAS said SafiranBibi (daughter of Late Ismail Seikh) sold and/or conveyed ALL THAT the piece and parcel of undivided and un-partitioned

1/5th (One – Fifth) share and interest out of the Total Land measuring about 0.16 (Zero Point One Six) Acre, lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, against receipt of a fair consideration amount, to and in favour of RahimanBibi (wife of Kaoser Ali Sekh), by virtue of execution and registration of a Deed of Conveyance dated 06.02.1956. The said Deed was registered at the Office of the Sub - Registrar at Alipore and recorded in Book No. I, Volume No. 26, from 71 to 77 Pages and being Deed No.860 for the year 1956.

On and from the date of purchase of the said property, the said RahimanBibi started to possess and enjoy the same solely and absolutely and without any disturbance and/ or hindrance from anybody.

AND WHEREAS the said Kaoser Ali Sekh (son of Late Ismail Sekh) sold and/or conveyed his share i.e. ALL THAT the piece and parcel of undivided and un-partitioned share and interest out of the Total Land measuring about 0.16 (Zero Point One Six) Acre, lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, and various other properties, against receipt of a fair consideration amount, to and in favour of his four sons namely Mahammad Ali Sekh, Jiad Ali Sekh, Sumser Ali Sekh and Akbar Ali Sekh (sons of Kaoser Ali Sekh), by virtue of execution and registration of a Deed of Conveyance dated 11.07.1972. The said Deed has been registered at the Office of the District Sub - Registrar at Alipore and recorded in Book No. I, Volume No. 67, from 116 to 125 Pages and being Deed No.2957 for the year 1972.

AND WHEREAS the said RahimanBibi died intestate leaving behind his surviving four sons namely Mahammad Ali Sekh, Jiad Ali Sekh, Sumser Ali Sekh and Akbar Ali Sekh and five daughters namely GulamBibi, NurjanBibi, FuljanBibi, RupjanBibi and SupjanBibi, as her legal heirs and/or successors to inherit and/ or succeed the properties / estates left by the said RahimanBibi.

After the demise of the said RahimanBibi and as per the Mohemmedan law of Inheritance, the said Mahammad Ali Sekh, Jiad Ali Sekh, Sumser Ali Sekh,

Akbar Ali Seikh, GulamBibi, NurjanBibi, FuljanBibi, RupjanBibi and SupjanBibi have become the joint and absolute Owners and Possessors of the above mentioned property and started to possess and enjoy the same jointly and absolutely and without any disturbance and / or hindrance form anybody.

AND WHEREAS the said Sayad Ali Sekh, Yearar Ali Seikh, Pear Ali Seikh, Mahammad Ali Sekh, Jiad Ali Seikh, Sumser Ali Seikh, Akbar Ali Seikh, GulamBibi, NurjanBibi, FuljanBibi, RupjanBibi and SupjanBibi, jointly and mutually sold and / or conveyed ALL THAT the piece and parcel of land measuring about 02 (Two) Cottahs 06 (Six) Chittacks and 32 (Thirty Two) Sq. Ft., lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, on receipt of a fair consideration, to and in favour of one Sri BipadBhanjan Das (son of Late RakhaHari Das), by virtue of execution and registration of a Deed of Sale dated 28.06.1989. The said deed has been registered at the Office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 46, from 177 to 193 Pages and being Deed No. 2162 for the year 1989.

On and from the date of purchase of the above mentioned property, the said BipadBhanjan Das has become the sole and absolute Owner and Possessor of the abovementioned property and started to possess and enjoy the same solely and absolutely and without any disturbance and / or hindrance form anybody and also mutated his name in the books and records of the Kolkata Municipal Corporation and the said property has been known and numbered as the KMC Premises No. 163, Seikh Para, Kolkata 700096 and started to be assessed under Assessee No. 31-111-23-0163-3.

During his such sole and absolute ownership and peaceful possession and enjoyment of the same, the said BipadBhanjan Das sold and/ or conveyed ALL THAT the piece and parcel of land measuring about 02 (Two) Cottahs 06 (Six) Chittacks and 32 (Thirty Two) Sq. Ft., lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, within the limits of the Kolkata Municipal Corporation, Ward No. 111 and being known and

numbered as the KMC Premises No. 163, Seikh Para, Kolkata 700096, on receipt of a fair consideration, to and in favour of one M/S. NIRMAL BUILDERS, represented by its Sole Proprietor namely SRI NIRMAL DEBNATH, (son of Sri FatickDebnath), by virtue of execution and registration of a Deed of Conveyance dated 20.07.2010. The said deed have been registered at the Office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 26, from 3511 to 3523 Pages and being Deed Nos. 06070 for the year 2010.

LIKEWISE the said Sayad Ali Sekh, Yeaar Ali Seikh, Pear Ali Seikh, Mahammad Ali Sekh, Jiad Ali Seikh, Sumser Ali Seikh, Akbar Ali Seikh, GulamBibi, NurjanBibi, FuljanBibi, RupjanBibi and SupjanBibi, jointly and mutually sold and / or conveyed ALL THAT the piece and parcel of land measuring about 02 (Two) Cottahs 07 (Seven) Chittacks and 05 (Five) Sq. Ft., lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, on receipt of a fair consideration, to and in favour of one Bhabatosh Chowdhury (son of Late GourKishor Chowdhury), by virtue of execution and registration of a Deed of Sale dated 28.06.1989. The said deed has been registered at the Office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 50, from 167 to 184 Pages and being Deed No. 2161 for the year 1989.

On and from the date of purchase of the above mentioned property, the said Bhabatosh Chowdhury has become the sole and absolute Owner and Possessor of the abovementioned property and started to possess and enjoy the same solely and absolutely and without any disturbance and / or hindrance form anybody and also mutated his name in the books and records of the Kolkata Municipal Corporation and the said property has been known and numbered as the KMC Premises No. 164, Seikh Para, Kolkata 700096 and assessed under Assessee No. 31-111-23-0164-5.

AND WHEREAS during his such sole and absolute ownership and peaceful possession and enjoyment of the above mentioned property, the said Bhabatosh Chowdhury sold and/ or conveyed his property as mentioned above i.e.

ALL THAT the piece and parcel of land measuring about 02 (Two) Cottahs 07 (Seven) Chittacks and 05 (Five) Sq. Ft., lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, MouzaBrahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, within the limits of the Kolkata Municipal Corporation, Ward No. 111 and being known and numbered as the KMC Premises No. 164, Seikh Para, Kolkata 700096, on receipt of a fair consideration, to and in favour of one M/S. NIRMAL BUILDERS, represented by its Sole Proprietor namely SRI NIRMAL DEBNATH, (son of Sri FatickDebnath), by virtue of execution and registration of a Deed of Conveyance dated 20.07.2010. The said Deed was registered at the Office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 26, from 3498 to 3510 Pages and being Deed No. 06069 for the year 2010.

. On and from the date of purchase of the same, the Owner herein-named started to possess & enjoy the entire said property absolutely and without any disturbance and/or hindrance from anybody and also mutated his name in the books & records of the Competent Authority of The Kolkata Municipal Corporation and the said property of about 04 (Four) Cottahs 13 (Thirteen) Chittacks 37 (Thirty Seven) Sq. Ft., has started to be known and numbered as the KMC Premises No.163, Seikhpara, Kolkata – 700096 and being assessed under the Assessee No. 31-111-23-0163-3 and he has started to pay the tax & other payables regularly.

Subsequently, for the purpose of better use & utilization of the property, the Owner / Vendor herein-named has decided to Develop the property by raising a Multistoried building thereon and thereafter with his initiation and investment, a Building Plan was prepared by a Competent Engineer and the same was submitted before the Competent Authority of the Kolkata Municipal Corporation and after proper compliance of all the provisions of various Acts & Rules of the Municipal Corporation, the said Building Plan has been sanctioned by the Competent Authorities of The Kolkata Municipal Corporation vide Building Permit No. 2019110062 dated 29.07.2019 under the P/Case No. 2018110558, for raising a G + Three storied building.

Thereafter, the said M/s. Nirmal Builders, represented by its Sole Proprietor namely Sri NirmalDebnath, the Owner / Vendor herein has deputed various

executing and registering a Deed of Sale, at the costs and expenses of the Purchasers/s herein-named.

(6) Beside the amounts stated herein above, the Purchasers after getting possession of the said Flat/ accommodation have to contribute :-

i) Proportionate share of all outgoings and maintenance charges and all other expenses necessary and incidental to the said building, the expenses and outgoings in respect of the common areas and facilities specified in the Schedule 'E' hereunder written.

ii) So long as the Flat and other spaces of the said building are not separately assessed for municipal taxes under the applicable laws, proportionate share of taxes assessed on the said building/premises/Flat shall be payable by the Purchasers/s.

(7) The Owner / Vendor herein-named declares as follows :-

i) He has the necessary right, title, interest and possession in respect of the property under the Agreement for Sale herein and have full power and authority to enter into this Agreement for Sale.

ii) The Flat/Accommodation under this Agreement for Sale is free from all or any encumbrances like charges, mortgages, liens, *lispendens* etc.

iii) He or anybody on behalf of him till this date has or have not entered into any Agreement and/or executed any other Document in respect of the Flat/Accommodation under this Agreement for Sale.

iv) Till date neither he nor anybody on behalf of him has or have received any type of notice from any Authority in respect of any of the Flat/Accommodation/Unit, being the subject matter of the instant Agreement, which may debar them from entering into the instant Agreement.

v) He does hereby undertake to compensate the Purchasers herein named in all or every respect if anything out of the above declarations made or emerges as wrong or misrepresentation of facts.

(8) It is hereby specifically agreed by and between the Parties hereto that the Purchasers shall be entitled TO HAVE AND TO HOLD the said Flat/Accommodation and undivided proportionate part or share in land and common areas and facilities, described in the Schedule 'C' hereto, subject to the restrictions, covenants and conditions herein before and hereinafter contained. The Purchasers shall have no other right, title or claim, of any nature whatsoever, save and except what have been specifically agreed to be given in terms of these presents.

(9) The Purchasers herein-named have agreed to pay in addition to the consideration, mentioned hereinabove all outgoings expenses, costs and charges for any addition or alteration in the said Flat to the Developer and other taxes as applicable.

(10) The Purchasers do hereby covenant with the Owner / Vendor herein-named that the said accommodation shall be used for residential purpose only and further covenant and undertake as follows:-

i) To pay from time to time, after delivery of possession of the Flat, proportionate share of common expenses described in the Schedule 'D' hereunder as will be determined by the other Co-owners of the building by discussion with the Purchasers.

ii) To pay all municipal rates and taxes and all other impositions and taxes that may be levied on the said Flat and proportionately on the land, building and other facilities and amenities enjoyed and utilized in the said Flat and in common areas and facilities.

iii) Not to do any act, deed or thing whereby and where-under the other Owners and/or Occupiers of the said building and/or said premises are or is in any way affected and/or which affects or prejudice the right of use and enjoyment of the undivided share in the said land and/or common parts of the said building.

iv) Not to throw any rubbish or store any article in any part of the common areas or in any other parts of the said building or permit the same to be accumulated, except to such place or places (if any) as may be specifically permitted by the Owners or their Association in writing.

v) Not to carry on any obnoxious, noisy, offensive, illegal or immoral activity in the said Flat or in any other portion of the said building, including common parts thereof or in any portion of the said Premises.

vi) Not to cause any nuisance or annoyance in any manner whatsoever, to the other occupants of the said Building or any other nearby building of the said Premises.

vii) Not to decorate or paint or otherwise alter the exterior of the said Flat in any manner, save and except as will be specified with general Scheme thereof or as may be specified by the Association of Owners to be formed.

viii) Not to do anything whereby the other Occupiers of the said Building or any other building at or around the said Premises are obstructed in or prevented

from enjoyment of their respective occupations quietly and exclusively and user of common areas and facilities of the said Building jointly.

ix) Not to claim any right in any other parts of the building save as may be necessary for ingress and egress of men, materials, utilities, pipes, cables and lines to be installed in the Flat.

x) Not to claim any partition or sub-division of common areas of the said Building and not to make any structural addition or alteration or modification of permanent nature, partition, sub-division or cubicles in the Flat and not to divide into smaller sizes or making separate portions of the said Flat.

xi) Not to do anything, which may cause any damage or risk or affects the floor or ceiling of the said Flat.

xii) To permit the other Owners and/or their respective Architects & Surveyors and/or agents or the person as appointed by the Owners' Association with or without workmen, at all reasonable time and upon 48 hours previous notice in writing (except in case of emergency) to the Purchasers to enter upon the said Flat or any part thereof to view the state and condition thereof and to give notice to the Purchasers to repair defects, decays and want of repairs.

xiii) To be a member of the Owners' Association of the building to be formed and to observe & comply with all rules & regulations of the Association to be formed by the Owners and/or such body which may be entrusted in that behalf by the Owners regarding the manner of the use and enjoyment of the Flat and common areas of the building and for better and fuller enjoyment thereof.

xiv) All the cost and charges including incidental costs or deposits before the Electric Supply Office for main or common electric connection charges shall be borne and paid by all the Flat Owners including the Purchasers herein and for the said purpose the Purchasers herein shall have to pay a sum of Rs. 30,000/- (Rupees Thirty Thousand) only to the Owner / Vendor herein-named, apart from the consideration amount, for the cost of bringing the main or common electric connection, before possession of the said Flat. The costs of the individual electric connection and all other charges for the same shall also be paid by the Purchasers herein separately.

(11) The Owner / Vendor herein-named does hereby covenant with the Purchasers as follows:-

i) The Purchasers on paying the entire price/consideration of the Flat and other sums as aforesaid and observing and performing the covenants, terms,

conditions and stipulations herein contained, the Owner / Vendor herein-named shall handover peaceful, vacant, physical possession of the Flat and shall also issue possession letter in favour of the Purchasers and the Purchasers shall peacefully and quietly hold, possess & enjoy the said Flat and use the common areas and facilities with others in common without any interruption from or by the Owner / Vendor herein-named or any person or body claiming through or under him.

ii) To allow and/or grant to the Purchasers and holders of the other Accommodation to the right of easements and quasi easements.

(12) The Purchasers shall have the liberty to sell, transfer, assign, mortgage, lease or let out the said Flat and interest thereon subject to the overall conditions that the transferee, assignee, mortgagee, lessee or tenant or the Purchasers/s, as the case may be and shall be bound and liable to observe and perform the terms and conditions of this Agreement PROVIDED FURTHER THAT the Purchasers shall only be permitted to do so after full payment of all amounts payable herein and/or under the terms of this Agreement.

(13) The Owner / Vendor herein-named shall arrange possible necessary relevant papers of conveyance deed for registration of the said finished flat by the Owner's Lawyer only at the cost of the Purchasers and the Purchasers shall handover the entire registration expenses including cost of Non Judicial Stamp Paper and registration fees along with additional charges to the said Learned Lawyer or Deed Writer of the Owner / Vendor herein-named. If the Purchasers fail to get such registration within 30 (Thirty) days from the date of taking possession of the said flat (if for the default caused by the Purchasers for the purpose of obtaining Registration), the Owner / Vendor herein-named shall not be liable for any dispute of registration works, if any arises.

(14) That the Owner / Vendor herein-named shall have right to rescind the Agreement if the Purchasers fails to pay installments of payment as per schedule herein below (except in case of any unavoidable circumstance) and in that event the purchasers shall be liable to pay interest of 14% per annum on the amount remaining outstanding within one month from the date of default along with Rs. /- (Rupees) only as damages and if the purchasers do not pay the outstanding amount of balance consideration money including the interest thereon within one month then and in that event of the Owner / Vendor herein-named shall be liberty to cancel the booking and the agreement of the flat and to sell the said flat to a new purchasers/s and refund the amount so paid by the previous purchasers/s after deducting 14% as incidental charges along with Rs.

/- (Rupees) only as damages, subject to availability of loan by the concern Bank.

(15) If the Owner / Vendor herein-named fails to deliver the possession(except in case of any unavoidable circumstance) within the stipulated time on payment of the entire consideration amount, then the Owner / Vendor herein-named shall be liable to pay interest @ 10% per annum on the paid up consideration amount till the date of delivery of the possession.

PAYMENT SCHEDULE AS MENTIONED ABOVE

<u>Total Consideration amount</u>	... Rs.	/-
• On Booking	...Rs.	/-
• On execution of this Agreement for Sale	... Rs.	/-
• Balance amount of Rs.		/- (Rupees

) only, will be paid by the Purchasers to the Owner / Vendor herein-named within 30 (Thirty) days from the date of execution of this Agreement or at the time of execution and registration of the required Deed of Sale, whichever is earlier.

SCHEDULE 'A'
(TOTAL LAND PROPERTY)

ALL THAT the piece and parcel of land measuring about 04 (Four) Cottahs 13 (Thirteen) Chittacks 37 (Thirty Seven) Sq. Ft., lying and situate within the District : South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, J.L. No.48, R.S. No.169, Touzi No. 60, Mouza Brahmapur, appertaining to R.S. Khatian No.280, comprising R.S. Dag No.513, within the limits of the Kolkata Municipal Corporation, Ward No. 111 and being known and numbered as the KMC Premises No.163, Seikhpara, Kolkata – 700096 and being assessed under the Assessee No. 31-111-23-0163-3.

The property is butted and bounded by:

ON THE NORTH : Property under Dag No. 107 ;

ON THE SOUTH : 16 feet wide Black Top Road;

ON THE EAST : Property under Dag No. 527;

ON THE WEST : Property under local Scheme Plot No. 72.

SCHEDULE 'B'
(THE BUILDING)

ALL THAT the G + Three storied building, under construction as per the Building Plan vide Building Permit No. 2019110062 dated 29.07.2019 under the P/Case No. 2018110558, sanctioned from The Kolkata Municipal Corporation and consisting of several self-sufficient units and other Spaces.

The building has been named as 'NIRMAL DELMAR -2'.

SCHEDULE 'C'
(THE FLAT TO BE SOLD UNDER THIS AGREEMENT FOR SALE)

ALL THAT the self – sufficient residential Flat, being no. 3/1, on the South – Eastern Side of the Third Floor, measuring about 853 (Eight Hundred and Fifty Three) Sq. Ft., Super built – up area, out of the G + Three Storied Building, constructed & lying on the plot of land as mentioned under the Schedule 'A' herein above and being known & numbered as the Premises No. 163, Seikhpara, Kolkata – 700096, together with the undivided, unpartitioned & proportionate share & interest in the land as mentioned under the Schedule 'A' herein above along with all other common facilities and amenities as set-forth in the Schedule 'D' hereunder with the common liabilities as mentioned in Schedule 'E' hereunder with all other general, quasi easement and easement rights & liberties.

SCHEDULE 'D'
(COMMON AREAS AND FACILITIES)

1. Boundary walls, parapet walls, common drain, sewerage system, Roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.

7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Lift, Lift Well, Machine Room and Lift landing.

SCHEDULE 'E'
(COMMON EXPENSES)

- 1) All costs and maintenance, colour-washing, repairing, decorating, painting, repainting, renovating and replacing the common parts and also the outer walls of the said building.
- 2) Insurance premium for insuring the said building against earthquake, lightening, riot, damage and any other type of incidents & accidents etc.
- 3) All charges and deposits for common electric meter and also the cost of getting individual meter for electricity connection and other statutory expenses.

SCHEDULE 'F'
(GENERAL SPECIFICATION)

- 1) R.C.C. Foundation ;
- 2) R.C.C. Column, Lintel & Roof ;
- 3) Plaster with Cement & Sand mixture (with proper ratio) ;
- 4) The walls will be finished with the Plaster of Paris ;
- 5) Vitrified Tiles flooring ;
- 6) Doors having wooden frame with flush door ;
- 7) Windows will be aluminum sliding Glass windows with iron grill fittings ;
- 8) Concealed wiring with good quality pipe protection & good quality wires inside, there will be electrical points without any electrical fittings & gadgets there within the Flat. The bed rooms will be provided with three light points, one fan point & one 05 amp. Plug point and the living-cum- dining room will be provided with three light points, two fan point, one 05 amp. Plug point, one 15 amp. Plug point & one T.V. point and the kitchen will have two light points, one exhaust fan point, one 05 amp. Plug point, one 15 amp. Plug point and the common bath-cum-privy will be provided with one light point, one exhaust fan point, one 15 amp. Plug point and the W.C. will be provided with one light point & one exhaust fan

point and the verandah will be provided with one light point and one Washing Machine Point. No Air Conditioner Point will be provided. The intending purchasers/s will have to bear the cost of the statutory charges for the Common meter and / or transformer for the building, as mentioned above and in addition to that the costs & expenses for the separate meter for the unit to be purchased by the purchasers/s herein named must be carried out by the Purchasers/s ;

9) Both the privies will be provided with white colour with European style Commode with cistern facility and other good quality sanitary fittings will be provided ;

10) Water supply provisions will be there through good quality PVC pipes & other fittings and the supply to be made from the overhead tank/s of reputed quality which will be filled through the motor pump of adequate capacity, to be installed at the ground floor of the building to lift the water from the underground or semi-underground water reservoir of standard capacity as supplied by the Kolkata Municipal Corporation ;

11) Required Drainage & Excretory system will be there ;

12) Bathrooms will have tiles flooring with glaze tiles fitted up-to 6'-6" height at the walls from the floor level. There will be two tap, one cistern, one shower & one basin connection at the bath-cum-privy and one tap & one cistern connection at the W.C., One Shower system, one basin and one Geyser Point will be provided.

13) Kitchen will have one black stone slab to be used as the cooking platform & one steel sink will be there. The cooking platform side walls will be fitted with glaze tiles up-to 3' height from the cooking platform level and there will be two taps connection at the kitchen.

14) There shall be lift facility in the building having capacity of 300 Kgs / 4 Passenger Lift.

15) For any extra work other than the specification the individuals have to bear the extra cost and/or difference of cost and that should be cleared as per the bill raised before taking the possession of the flat under the Agreement. The charges for bringing the main common meter must be borne by the Purchasers herein.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1)

SIGNATURE OF THE OWNER / VENDOR _____

(2)

SIGNATURE OF THE PURCHASERS _____

Drafted and Prepared By :

