

**THIS AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made on this \_\_\_\_\_ day of  
Two Thousand and Twenty — Four (2024)

**BETWEEN**

**ANUP CHATTERJEE**, having its place of Business and office at Natunpally Middle Road, P.O. & P.S.– Sonarpur, Kolkata– 700150, Son of Late Kalipada Chatterjee, **PAN–ACBPC4410H, AADHAAR NO. 7517 2545 8850** by faith– Hindu, by Nationality– Indian, by Occupation– Business, Residing at Natunpally Middle Road, P.O. & P.S.– Sonarpur, Kolkata– 700150, hereinafter called and referred to as the “**VENDOR/DEVELOPER**” herein (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors-in-office, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

(1) **MR./MRS.** \_\_\_\_\_ (PAN No. \_\_\_\_\_) (Aadhaar No. \_\_\_\_\_), Son/Daughter of \_\_\_\_\_, W/o – \_\_\_\_\_ and (2) **Mr.** \_\_\_\_\_ (PAN No. \_\_\_\_\_) (Aadhaar No. \_\_\_\_\_), Son/Daughter of \_\_\_\_\_, presently residing at \_\_\_\_\_ and permanently residing at \_\_\_\_\_, by faith – \_\_\_\_\_, by Nationality – Indian, by Occupation– \_\_\_\_\_, hereinafter referred to as the “**PURCHASERS**” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the land, described in the Schedule ‘A1’ below, originally belonged to Shri. Amitabha Battacharjee who was the recorded owner and possessor of the land in R.S Dag No.– 1772, lying and situated at Mouza– Sonarpur, J.L No.– 39, P.S– Sonarpur, District– 24 Parganas (South).

**AND WHEREAS** during his absolute possession over the land described in the Schedule ‘A1’ below, said Amitabha Bhattacharjee sold, transferred and conveyed 4(four) Cottah of land in favour of one Parimal Kanti Guha vide a registered Sale Deed which was registered on 05.09.1979 in Sonarpur Sub–Registry Office and recorded therein its Book No.– 1, Volume No.– 52, Pages from 49 to 53 , Being No.– 3270 of 1979, said Parimal Kanti Guha thus got unencumbered possession over said 4(four) Cottah of land and become absolute owner of said land.

**AND WHEREAS** said Parimal Kanti Guha during his lifetime for his legitimate need of money sold , transferred and conveyed said 4(Four) Cottah of land in favour of one Bandana Baidya vide a registered Deed of Sale which was registered in Additional District Sub–Registry Office at Sonarpur on 24.06.1999 and said deed got recorded therein its Book No.– 1, Volume No. – 24, Pages from 294 to 299 , Being No.– 1361 for the year 1999.

**AND WHEREAS** said Bandana Baidya during her lifetime sold , transferred and conveyed said 4(four) Cottah of land in favour of Sanghamitra Roy Chowdhury and Mani Sankar Roy Chowdhury jointly vide a registered Sale Deed which was registered in D.S.R–IV , Alipore in the year 2015 and recorded therein its Book No.– 1, Volume No.– 1604 , Pages from 74743 to 74769 , Being No.– 6864 for the year 2015 and said Sanghamitra Roy Chowdhury and Monisankar Roy Chowdhury got unencumbered possession upon said 4(Four) Cottah of land and also mutated their names with L.R Records of Rights under L.R Khatian No.– 5451 and 5452 respectively .

**AND WHEREAS** Sanghamitra Roy Chowdhury and Mani Sankar Roy Chowdhury after following all statutory rules they converted said 4(Four) Cottah of land from Shali to Bastu vide order **dated 11.08.2022** passed by the competent statutory land authority “Office of the Block Land & Land Reforms Office” vide Conversion Case No.– **C.N/2022/1615/5641 and C.N/2022/1615/5644**.

**AND WHEREAS** as there was certain mistakes and or errors crept in Deed No.– 6864 of 2015 said Sanghamitra Roy Chowdhury and Mani Sankar Chowdhury executed a Deed of Declaration dated 08.12.2023 which got registered in Additional Sub–Registry Office, Sonarpur and recorded therein as Deed No.– 9689 for the year 2023.

**AND WHEREAS** during their lifetime said Sanghamitra Roy Chowdhury and Mani Sankar Chowdhury sold, transferred and conveyed said 4(Four) Cottah of land in favour of Anup Chatterjee , son of late Kalipada Chatterjee, a resident of Natunpally Middle Road , P.O + P.S– Sonarpur, Kolkata– 700150 vide a registered Deed of Sale which was registered in Additional District Sub–Registry Office, Sonarpur on 08.12.2023 and recorded therein its Book No.– 1, Volume No.– 1608, Pages from 194119 to 194135 , Being No.– 9692 for the year 2023 and said purchaser got absolute possession over the said 4(Four) Cottah of land.

**AND WHEREAS** after purchase of the said 4(Four) Cottah of Bastu land in R.S and L.R Dag No.– 1772, Mouza– Sonarpur , J.L No.– 39 which is morefully described in the schedule below said Anup Chatterjee, the Vendor herein mutated his name with the Municipal Assessment Registers of the Rajpur-Sonarpur Municipality bearing Holding No.– 1112, Natunpally(Purba), Ward No.– 12, Rajpur Sonarpur Municipality and said Anup Chatterjee also recorded his name in L.R Records of Rights of Mouza– Sonarpur , J.L No.– 39 under L.R Khatian No.– 6830 against R.S and L.R Dag No.– 1772.

**AND WHEREAS** said Anup Chatterjee the Land Lord/Vendor/Developer herein after complying all statutory rules and regulations of Rajpur-Sonarpur Municipality obtained necessary Building Plan bearing **Sanction building plan No.– ‘SWS–OBPAS/2207/2024/0663’**, **dated 03/04/2024**, for the construction of a III Storied Residential Building from Rajpur Sonarpur Municipality upon the said 4(Four) Cottah of Bastu land which is known under the name and style “**SERENE TEMPLE CITY PHASE-II**” more-fully described in the **SCHEDULE – ‘A’** below.

**AND WHEREAS** Anup Chatterjee (Land Lord/Vendor/Developer), herein has started/completed the process of construction of the said III Storied Residential Building within the said Holding No.–1112, Natunpally(Purba), P.O. & P.S.– Sonarpur, Ward No.– 12, under Rajpur-Sonarpur Municipality, in accordance with sanctioned Building plan, Building Rules and other provisions of Rajpur Sonarpur Municipality.

**AND WHEREAS** the Purchaser/Purchasers, after making necessary inspection through experts and confirming about the title, has/have approached the said Vendor/Developer to sell transfer and convey Flat No \_\_\_ on the \_\_\_ Floor, \_\_\_ Side, more or less \_\_\_ Sq. Ft. Super Built-Up Area together with proportionate share of land common facilities particularly created for Flat owners at the total consideration amount of Rs \_\_\_\_\_/- (Rupees \_\_\_ Only).

**AND WHEREAS** now the Vendor/Developer hereby agreed to sell and the Purchaser hereby agreed to purchase **ALL THAT** one no \_\_\_\_\_ BHK residential Flat **being No. \_\_\_\_\_** measuring **Super Built-Up Area** of \_\_\_\_\_ **Sq.Ft.** more or less, situated on the \_\_\_\_\_ **Floor,**

in Holding No.– 1112, Natunpally(Purba), situated in the Sonarpur, Police Station Sonarpur, District– South 24 Parganas within the proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the building, particularly mentioned in the Second Schedule hereinafter written at or for the total consideration of **Rs. \_\_\_\_/- (Rupees \_\_\_\_\_ Only)** on instalments mentioned in the Third Schedule hereinafter written.

**AND WHEREAS** now both the parties herein have agreed to enter into this Agreement for Sale stating the terms and conditions in details to avoid litigations which may or may not arise in future by and between the parties herein.

#### **INTERPRETATIONS/ DEFINITIONS:**

For the purpose of this agreement for sale, unless the context otherwise requires: -

- a) **"Act"** Means the West Bengal Housing Industry Regulation Act 2017. (West Ben. Act XLI of 2017).
- b) **"Rules"** Means the West Bengal Housing Industry Regulation Rules 2018 made under the West Bengal Housing Industry Regulation Act 2017.
- c) **"Regulation"** mean the Regulations made under The West Bengal Housing Industry Regulation Act 2017.
- d) **"Section"** means a section of the Act.

The Vendor/Developer and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".

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- A. The said land is earmarked for the purpose of building of a Residential project, comprising several units together with other components of the Project ("SERENE TEMPLE CITY PHASE-II")
- B. The Vendor/Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor/Developer regarding the said land on which Project is to be constructed have been completed.
- C. The Vendor/Developer has obtained the final layout plan, sanctioned plan, specification and approvals for the project and also for the apartment, Unit or building, as the case may be from RAJPUR SONARPUR MUNICIPALITY. The Vendor/Developer agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.
- D. The Allottee had applied for an apartment and car parking space in the Project and has allotted **Apartment /Flat No. \_\_\_\_ having Carpet Area of \_\_\_\_ Sq. Ft.**, including Balcony Area (Chargeable Area \_\_\_\_ Sq.Ft.) more or less, having Built-Up Area \_\_\_\_ Sq.Ft., Super Built-Up Area of \_\_\_\_ Sq. Ft. more or less, type Two BHK, **on \_\_\_\_ Floor** in Holding No.– 1112, in Natunpally(Purba) situated in the Sonarpur, Police Station Sonarpur, District– South 24-Parganas and of pro rata share in the common areas ("Common Area") as defined under clause (m) of section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule-A and the floor plan or the apartment is annexed hereto and marked as Schedule-B);

- E. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- F. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all the laws, rules, regulations, notifications etc. applicable to the Project.
- G. Additional disclosures in respect of the said unit have been specifically described in Schedule A-2 of this agreement.
- H. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- I. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the vendor/developer hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment] and the garage/covered parking (if applicable) as specified in Para G.

**NOW THEREFORE**, in consideration of the mutual representation, covenants, assurances, promises and agreement contained herein and other good and valuable consideration, the parties agree as follows:

### 1. TERMS:

Subject to the terms & conditions as detailed in this Agreement, the Vendor/Developer hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase, the Apartment as specified in Para 'G'.

The Total Price for the Apartment/Flat No.- \_\_\_\_\_ based on the Chargeable area is **Rs.**  
\_\_\_\_\_ (**Rupees** \_\_\_\_\_) **only ("Total Price")**: -

Building Name:	SERENE TEMPLE CITY PHASE-II
Block/Building/Tower No.:	SERENE TEMPLE CITY PHASE-II
Flat & Garage No.:	
Flat Type:	
Floor:	
Carpet Area:	
Balcony Area(Included)	
Chargeable Area (Super Built-Up Area):	
Rate of Apartment/Flat per square feet (on Chargeable Area):	
Flat Cost:	
Car Parking:	NIL
Car Parking Cost	NIL
Common Utility Charges:	
GST:	1% OF FLAT COST
Total Price	
Legal Expenses	NIL
Electricity	NIL
Maintenance:	NIL

**Explanation:**

- (i) The Total Price above includes the booking amount paid by the allottee to the Vendor/Developer towards the [Apartment and Car Parking Space/Units.]
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Vendor/Developer by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Vendor/Developer, by whatever name called) upto the date of the handing over the possession of the Apartment and car parking space /Unit to the allottee and the Project to the association of allottees, after obtaining the completion certificate;  
 Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Vendor/Developer shall be increased/ reduced based on such change/ modification.  
 Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;
- (iii) The Vendor/Developer shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Vendor/Developer within the time and in the manner specified therein. In addition, the Vendor/Developer shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. Have been imposed or become effective;
- (iv) The Total Price of Flats and car parking space/Unit includes recovery of price of land, construction of, not only the Flat but also, the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Shop, paint, fire detection and firefighting equipment in the common areas, maintenance charges as per Para. II etc. And includes cost for providing all other facilities, amenities and specification to be provided within the Flat/Unit and the Project.

1.3 The Total Price is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, from time to time. The Vendor/Developer undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Vendor/Developer shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee.

- 1.4 The allottee(s) shall make the payment as per the payment plan set out in Schedule C (“Payment Plan”).
- 1.5 It is agreed that the Vendor/Developer shall not make any addition and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule ‘D’ and Schedule ‘E’ (which shall be in conformity with the advertisement, prospectus etc ., on the basis of which sale is effected) in respect of the Flat/ Unit/Building, as the case may be, without the previous written consent of the Allottee(s) as per the provisions of the Act:
- 1.6 Provided that the Vendor/Developer may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.
- 1.7 The Vendor/Developer shall confirm to the final carpet areas/ Super Built-Up Area that has been allotted the Allottee after the construction of the building is complete and the occupancy certificate granted by the competent authority, by furnishing details of the charges, if any in the Super Built-up area. The Total Price payable for the Super Built-up area shall be recalculated upon confirmation by the Vendor/Developer. If there is reduction in the Super Built-up area than the Vendor/Developer shall refund the excess money paid by Allottee within forty-five days as prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the Super Built-up area, which is not more than three percent of the Super Built-up area of the Flat, allotted to the Allottee, the Vendor/Developer may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in Para 1.2 of this agreement.
- 1.8 Subject to Para 9.3 the Vendor/Developer agreed and acknowledges, the Allottee shall have the right to the Flat as mentioned below:
  - 1.8.1 The Allottee(s) shall have exclusive ownership of the Flat;
  - 1.8.2 The Allottee(s) shall also have undivided proportionate share in the common areas. Since the share/ interest of Allottee(s) in the common areas is undivided and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and maintenance staff etc ., without causing any inconvenience or hindrance to them. It is clarified that the Vendor/Developer shall handover the common areas to the association of allottees after duly Obtaining the completion certificate from the competent authority as provided in the Act;
  - 1.8.3 That the computation of the price of the Flat includes recovery of price of land, construction of, [not only the Apartment but also], the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Flat, water line and plumbing, finishing with paint, marbles, fire detection and firefighting equipment in the common areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Flat and the Project;

1.8.4 The Allottee has the right to visit the Project site to assess the extent of development of the Project and his/her Flat, as the case may be, without causing any disturbance to the development work.

1.9 It is made clear by the Vendor/Developer and the Allottee agrees that the Flat/ Unit shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/ combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project.

1.10 The Vendor/Developer collected the physical from the agrees possession Allottee(s), to pay all outgoing/dues before transferring the physical possession of the Flat to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoing/dues(including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Vendor/Developer fails to pay all or any of the outgoing/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Flat to the Allottee(s), the Vendor/Developer agrees to be liable, even after the transfer of the property, to pay such outgoing/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11 The Allottee has paid a sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)** as booking amount of Agreement being part payment towards the Total Price of the [Flat No. \_\_\_\_] at the time of application the receipt of which the Vendor/Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Flat] as prescribed in the payment plan at [Schedule C] as may be demanded by the Vendor/Developer within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, they shall be liable to pay interest at the rate prescribed in the Rules.

## **2. MODE OF PAYMENT:**

Subject to the terms of the agreement and the Vendor/Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Vendor/Developer, within the stipulated time as mentioned in the payment plan [through account payee cheque / demand draft/ banker's cheque or online payment (as applicable) in favour of "**CHATTERJEE CONSTRUCTION**", payable at Kolkata.

## **3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

**3.1** The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such



permission, approval which would enable the Vendor/Developer to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

**3.2** The Vendor/Developer accepts no responsibility in regard to matters specified in Para 3.1 above. The Allottee shall keep the Vendor/Developer fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Vendor/Developers immediately and comply with necessary formalities if any, under the applicable laws. The Vendor/Developer shall not be responsible towards any third-party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ Unit apply for herein in any way and the Vendor/Developer shall be issuing the payment receipts in favour of the Allottee only.

**4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS:**

The Allottee authorized the Vendor/Developer to adjust/ appropriate all payments made by him/ her under any head(s) of dues against lawful outstanding of the Allottee against the [Apartment/Unit], if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Vendor/Developer to adjust his payments in any manner.

**5. TIME IS ESSENCE:**

The Vendor/Developer shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the [Apartment and car parking space/Unit] to the Allottee and the common areas to the Association of Allottees or the competent authority, as the case may be.

**6. CONSTRUCTION OF THE PROJECT/APARTMENT:**

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Flat/Unit and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Vendor/Developer. The Vendor/Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities, Subject to the terms in this Agreement, the Vendor/Developer undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR, and density norms and provisions prescribed by concerned authority and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the Vendor/Developer shall constitute a material breach of this Agreement.

**7. POSSESSION OF THE APARTMENT / UNIT:**

**Schedule for possession of the said Apartment/ Unit-** The Vendor/Developer agrees and understands that timely delivery of possession of the [Apartment and car parking space/Unit] to the Allottee and the common areas to the Association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Vendor/Developer assures to handover possession of the [Apartment and car parking space/ Unit] along with ready and complete common areas with all specifications, amenities and facilities of the Project within **2<sup>ND</sup> APRIL 2027** unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project (“Force Majeure”). If, however, the completion of Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Vendor/Developer shall be entitled to the extension of time for delivery of possession of the [Apartment/ Unit]. *It is herein explicitly mentioned and agreed by both the parties that if the Vendor/Developer herein completes the project before the stipulated period as mentioned above and obtains occupancy certificate from the competent authority, the purchaser herein shall be bound to register Deed of Conveyance by paying balance amount.*

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Vendor/Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Vendor/Developer shall refund to the Allottee(s) the entire amount received by the Vendor/Developer from the Allotment within 45 days from that date. The Vendor/Developer shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Vendor/Developer and the Vendor/Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

**7.2 Procedure for taking possession-** The Vendor/Developer, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the [Flat/Unit], to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Vendor/Developer within three months from the date of issue of occupancy certificate]. The Vendor/Developer agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Vendor/Developer. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Vendor/Developer / Association of Allottees, as the case may be, after the issuance of completion certificate for the Project. The Vendor/Developer shall handover the occupancy certificate of the Flat, as the case may be, to the Allottee at the time of conveyance of the same.

**7.3 Failure of Allottee to take possession of Apartment/ Unit** - Upon receiving a written intimation from the Vendor/Developer as per Para 7.2 above, the Allottee(s) shall take possession of the [Flat/Unit] from the Vendor/Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Vendor/Developer shall give possession of the [Flat/Unit] to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Para 7.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Para 7.2 above.

**7.4 Possession by the Allottee-** After obtaining the occupancy certificate and handing over physical possession of the [Flat/Unit] to the Allottee, it shall be the responsibility of the Vendor/Developer to handover the necessary documents and plan, including common areas to the Association of allottees or the competent authority, as the case may be, as per the local laws:

[Provided that, in the absence of any local law, the Vendor/Developer shall handover the necessary documents and plans, including common areas, to the Association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

**7.5 Cancellation by Allottee-**The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Vendor/Developer, the Vendor/Developer herein is entitled to forfeit the booking amount paid for the allotment including GST. The balance amount of money paid by the Allottee(s) shall be returned by the Vendor/Developer to the Allottee(s) within forty-five days of such cancellation. The Vendor/Developer shall have the right to recover the GST amount from the allottee, already paid by the Vendor/Developer on behalf of the allottee, as the applicable rules.

**7.6 Compensation** -The Vendor/Developer shall compensate the Allottee in case of any loss, caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the Vendor/Developer fails to complete or is unable to give possession of the said [Flat/Unit] (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the provisions of the Act; or for any other reason; the Vendor/Developer shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Flat], with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intent to withdraw from the Project the Vendor/Developer shall pay the Allottee interest for every month of delay, till the handing over of the possession of the [Flat/Unit], which shall be paid by the Vendor/Developer to the Allottee within forty-five days of it becoming due.

## **8. REPRESENTATIONS AND WARRANTIES OF THE VENDOR/DEVELOPER:**

The Vendor/Developer hereby represents and warrants to the Allottee(s) as follows:

- (i) The Vendor/Developer has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Vendor/Developer has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;

- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Flats];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Flats] are valid and subsisting and have been obtained by following due process of law. Further, the Vendor/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Flats] and common areas;
- (vi) The Vendor/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Vendor/Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Flats] which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Vendor/Developer confirms that the Vendor/Developer is not restricted in any manner whatsoever from selling the said [Flats] to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Vendor/Developer shall handover lawful, vacant, peaceful, physical possession of the [Flats] to the Allottee(s) and the common areas to the association of allottees or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Schedule Property;
- (xi) The Vendor/Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities till the completion certificate has been issued and possession of the Flat along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association of allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Vendor/Developer in respect of the said Land and/or the Project.

## **9. EVENTS OF DEFAULTS AND CONSEQUENCES :**

Subject to the Force Majeure clause, the Vendor/Developer shall be considered under a condition of default, in the following events:-

- (i) The Vendor/Developer fails to provide ready to move in possession of the [Flats] to the Allottee(s) within the time period specified in Para 7.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this Para, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for

which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

- (ii) Discontinuance of the Vendor/Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of default by the Vendor/Developer under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Vendor/Developer as demanded by the Vendor/Developer. If the Allottee(s) stops making payments, the Vendor/Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Vendor/Developer shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Flat, along with interest within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Vendor/Developer, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Flat], which shall be paid by the Vendor/Developer to the Allottee within forty-five days of it becoming due.

9.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments after 7 days of demands made by the Vendor/Developer as per the payment plan annexed hereto, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the Vendor/Developer on the unpaid amount at the rate prescribed in the Rules.
- (ii) In case of default by Allottee under the conditions listed above continues for a period beyond thirty days after notice from the Vendor/Developer in this regard, the Promoter may cancel the allotment of the [Flats] in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

Provided that the Vendor/Developer shall intimate the Allottee about such termination at least thirty days prior to such termination.

#### **10. CONVEYANCE OF THE SAID FLAT AND / PLOT:**

The Vendor/Developer, on receipt of Total Price of the [Flats] as per Para 1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the [Flats] together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

[Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Vendor/Developer within three months from the date of issue of occupancy certificate].

However, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Vendor/Developer to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Vendor/Developer is made by the Allottee(s).

**11. MAINTENANCE OF THE SAID BUILDING/ APARTMENT AND CAR PARKING SPACE/ PROJECT :**

The Vendor/Developer shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Association of allottees upon the issuance of the completion certificate of the Project. The cost of such maintenance shall be payable by the Allottee separately in addition to the total price of the designated Flat.

**12. DEFECT LIABILITY:**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Vendor/Developer as per this Agreement relating to such development is brought to the notice of the Vendor/Developer within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Vendor/Developer to rectify such defects without further charge, within thirty days, and in the event of Vendor/Developer's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

**13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:**

The Vendor/Developer / maintenance agency/Association of allottees shall have rights of unrestricted access of all common areas, for providing necessary maintenance services and the Allottee(s) agrees to permit the Association of allottees and/or maintenance agency to enter into the [Flat & Garage] or any. Part thereof after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**14. USAGE:**

Use of Basement(s) and service areas:- The basement and service areas, if any, as located within the (ARNAB HEIGHTS), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub- station, transformer, underground water tanks, pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for used by the Association of Allottees for rendering maintenance services.

**15. COMPLIANCE WITH RESPECT TO THE FLAT/ UNIT:**

15.1 Subject to Para 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said [Flats] at his/her own cost, in good repair and condition

and shall not do or suffer to be done anything in or to the said building [Flat], or the staircases, lifts, common passages, corridors, circulation areas, atrium or compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Flat, and keep the said Flat, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and grantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the facade of the building or anywhere on the exterior of the Project, building therein or common areas. The Allottee also not change the colour scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Flats/Unit] or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load wall of the [Flats/Unit].

15.3 The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the Vendor/Developer and thereafter the Association of allottees and/or maintenance agency appointed by the association of allottees. The Allottee shall be responsive for any loss or damages arising out of breach of any of the aforesaid conditions.

#### **16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this Agreement for the allotment of a [Flats/Unit] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

#### **17. ADDITIONAL CONSTRUCTIONS:**

The Vendor/Developer undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act. If the competent authority permits for additional construction for any reason may be changed in Law/Rules, allottees undertake not to object in further construction and/or any changes in the plan.

#### **18. MORTGAGE:**

The Vendor/Developer herein shall or may borrow Project loan from any bank or financial institute mortgaging the entire project and the purchaser herein is indemnified from any financial liability as to the said project loan.

In such case, before the execution and or registration of Deed of Conveyance the Vendor/Developer herein shall solely be liable and responsible for obtaining no objection certificate and or clearance certificate from bank or financial institution from which the Vendor/ Developer borrowed loan for the project.

#### **19. APARTMENT OWNERSHIP ACT (OR THE RELEVANT STATE ACT):**

The Vendor/Developer has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The

Vendor/Developer showing compliance of various laws/ regulations as applicable in West Bengal.

**20. BINDING EFFECT:**

Forwarding this Agreement to the Allottee(s) by the Vendor/Developer does not create a binding obligation on the part of the Vendor/Developer or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this payment plan within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Additional District Sub Registrar Sonarpur, Kolkata a and when intimated by the Vendor/Developer. If the Allottee(s) fails to execute and deliver to the Vendor/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Vendor/Developer shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

**21. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof. and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat & Garage Building, as the case may be.

**22. RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the Parties.

**23. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/SUBSEQUENT ALLOTTEES:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said [Flats] and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the [Flat], in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

**24. WAIVER NOT A LIMITATION TO ENFORCE:**

24.1 The Vendor/Developer may, at its sole option and discretion, without prejudice to its rights as stated in this Agreement wave the breach by the Allottee in not making payments as per the payment plan [Annexure C] including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Vendor/Developer in the case of one allottee shall not be construed to be a precedent and /or binding on the Vendor/Developer to exercise such discretion in the case of other allottees.

24.2 Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.



**25. SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made there under or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVERREFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottee(s) in the Project, the same shall be the proportion which the carpet area of the [Flats] bears to the total carpet area of all the [Flats] in the Project.

**27. FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**28. PLACE OF EXECUTION :**

The execution of this Agreement shall be completed only upon its execution by the Vendor/Developer at the Vendor/Developer 's Office, or at some other place, which may be mutually agreed between the Vendor/Developer and the Allottee, in Kolkata after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Additional District Sub-Registrar at Sonarpur. Hence this Agreement shall be deemed to have been executed at Sonarpur.

**29. NOTICES:**

Developer's Name: <b>ANUP CHATTERJEE</b>	Allottee(s) name:
Address: Natun Pally, Sonarpur, Kolkata – 700150.	Address:

That all the notices to be served on the Allottee and the Vendor/Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Vendor/Developer by registered post at their respective addresses specified below:-

It shall be the duty of the Allottee and promoter to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor/Developer or the Allottee, as the case may be.

**30. JOINT ALLOTTEE:**

That in case there are Joint Allottees all communications shall be sent by the Vendor/Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

**31. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, Flat & Garage or building, as the case may be, prior to the execution and registration of this agreement for sale for such apartment, Unit or building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the agreement for sale or under the Act the rules or the regulations made there under.

**32. GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

**33. DISPUTE RESOLUTION :**

All or any dispute arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, failing which the same shall be settled under Arbitration and Conciliation Act 1996.

**Any additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out in the WBRERA Act and the Rules and Regulations made there under.**

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Allottee/s

(1) Signature \_\_\_\_\_

Please affix photographs and sign across the photograph

Name \_\_\_\_\_

Address \_\_\_\_\_

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Vendor/Promoter:

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

At \_\_\_\_\_, on \_\_\_\_\_ in the presence of:

**WITNESSES:**

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

2. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**SCHEDULE-'A1'**

**- SCHEDULE OF THE OF THE LAND ABOVE REFERRED TO -**

**ALL THAT** the piece and parcel of Bastu Land measuring more or less **4 Cottah of Land** situated at Mouza– Sonarpur, J.L. No.– 39, R.S. Khatian No.– 501, L.R. Khatian No.- 6830 corresponding to R.S. & L.R. Dag No.– 1772, Holding No.– 1112, Natunpally(Purba), Ward No.– 12 under Rajpur Sonarpur Municipality, P.S.– Sonarpur, District– 24 Parganas South.

**THE PROPERTY IS BUTTED AND BOUNDED BY:**

ON THE NORTH: Land of R.S. Dag No. 1772(P).

ON THE SOUTH: Land of R.S. Dag No. 1772(P).

ON THE EAST: Land of R.S. Dag No. 1772(P).

ON THE WEST: By 12 Feet Wide Municipal Road.

## SCHEDULE A-2:

### ADDITIONAL DISCLOSURES, ACKNOWLEDGMENTS & NECESSARY TERMS:

1. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
  - a. "**This agreement**" shall mean the Agreement and Schedules all read together.
  - b. "**Co-owners**" shall mean (a) all the allottees of Units in the Project excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendor/Developer, shall mean the respective Owner and/or Vendor/Developer;
  - c. "**Sanctioned plan**" shall mean the plan sanctioned by the Rajpur-Sonarpur Municipality vide **Building PLAN No.- SWS-OBPAS/2207/2024/0663 dated 03/04/2024** and include additions/alterations made thereto subject to compliance of the Act.
  - d. "**Other exigencies**" shall include Acts of Government, Statutory Body etc ., strike, riot, mob, air raid, order of injunction or otherwise restraining or suspending development or construction at the said Land or in obtaining connections of the water, drainage, electricity or other connections by the Court of Law, Tribunal or Statutory Body.
  - e. "**Scheduled Date**" shall mean the date of completion of the project as per registration with the Authority and include the extension of registration, if any, granted to the said project by the Authority, as per the Act.
  - f. "**Maintenance in-charge**" shall upon formation of the Association and its taking charge of the acts relating to the Common Purposes mean the Association and until then mean the Vendor/Developer;
  - g. "**Common Purposes**" shall mean the purposes of managing maintaining up-keeping and security at the Project and in particular the Common Areas, Parking Spaces and Facilities, Amenities and Specifications, rendition of common services in common to the Co-owners and, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common.
  - h. **Gender:** words importing masculine gender shall according to the context mean and construe any other gender and vice-versa.
  - i. **Number:** words importing singular number shall according to the context mean and construe the plural number and vice-versa
    1. All payments shall be made by the Allottee against proper receipts by the Promoter and the Allottee shall not be entitled to claim nor to set up any other evidence regarding the payment.
    2. The Tax Deductible at Source under the Income Tax Laws shall, if applicable be deducted by the Allottee on the consideration payable to the Vendor/Developer and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law. The Vendor/Developer or the Owners shall not be

liable in any manner whatsoever in case of default on the part of the Allottee in depositing such TDS.

The Vendor/Developer has been empowered and authorized under the Development Agreement to receive all amounts from the Allottee. The Vendor/Developer the Owner shall apportion their respective entitlements in terms of the Development Agreement or as they may mutually agree and the Allottee shall have no concern therewith. Further the Promoter has also been empowered and authorized under the Development Agreement to receive the entire Other Charges and Deposits from the Allottee and the Allottee has satisfied himself about such rights of the Vendor/Developer.

3. The said Building shall contain certain Common Areas as specified in clause 1.1 of Schedule E hereunder written and which the Allottee shall have the right to use in common with the Owners, the Vendor/Developer and other Co-owners of the said Building and other persons permitted by the Promoter. The Project shall contain certain Common Areas as specified in clause 1.2 of the Schedule E hereunder written which the Allottee shall have the right to use in common with the Owners, the Vendor/Developer and other Co-owners of the Project and other persons permitted by the Vendor/Developer. Save those expressed or intended by the Vendor/Developer to form part of the Common Areas, no other part or portion of the said Building or the Project shall be claimed to be part of the Common Areas by the Allottee either independently or in common with any other Co-owner.
4. Th Project contains open and covered parking spaces as per sanctioned plans (“Car Parking Areas”). In addition, the Project also contain open spaces which are not forming part of the amenities and facilities mentioned in Schedule D and Schedule E and which can be used for parking “Open Parking Areas”. For a regulated and disciplined use of these spaces, the Vendor/Developer has reserved rights to allot parking rights in these Open Parking Areas exclusively to the Allottees who need the same and apply for the same with preference being given by the Vendor/Developer to those Allottees who do not otherwise have parking space in the Project. The Allottee agrees and undertakes not to raise any dispute or objection in respect of allotment of parking made by the Vendor/Developer in respect of the Open Parking Areas to any other allottee nor to disturb the use of the allotted parking space by the concerned allottee.
5. The Vendor/Developer intends to make additions and alterations to the Building Plans without affecting the Designated Apartment or reducing the amenities and facilities mentioned in Schedule D and Schedule E. The Vendor/Developer shall take consent of the Allottee at the appropriate time if and to the extent required under the Act.
6. The Allottee acknowledges and confirms that the Vendor/Developer shall have the exclusive rights and benefits in respect of all or any additional construction, addition or alteration that may be available at any time in future at or for the Project Provided that the Vendor/Developer shall make any such additional construction upon obtaining approval of plans by Rajpur Sonarpur Municipality upon complying with the applicable provisions of the Act and/or Rules. It is hereby understood that Loan and financing is the sole responsibility of Allottee, delay in disbursement by bankers shall be treated as delay / default by Allottee and no disputes in this regard shall be

entertained. It is hereby understood between all parties that Buyer has done his due diligence and is fully satisfied with rights, title, documentation, competency of developer to enter into agreement, and all requisite permissions taken by Vendor/Developer are satisfactory for purchase. Allottee and especially home loan Bankers shall not object to lack of any specific permission/ document for delaying payment, and any delay due to the same shall be counted as allottee's delay.

7. Upon construction of the Buildings the Vendor/Developer shall finally identify and demarcate portions of the common amenities and facilities in the Project including the driveway, pathway and passage, services and installations for common use and for any other use.
8. It is explicitly agreed by the purchaser herein that the Vendor/Developer may amalgamate the Property/Land described in Schedule-A with adjacent plot holders and for any kind of such amalgamation the purchaser herein accords his/their no objection. The purchaser herein also accords his/their no objection regarding the conversion of any Garage/Car parking from residential to commercial or semi-commercial.
9. Other Charges: As part of the Total Price, the Allottee shall also pay to the Vendor/Developer the following amounts:
  - Fees and expenses, if any, payable to the any Authority towards Sale/Transfer Permission fees.
  - Proportionate share of costs, charges and expenses for procuring electricity connection by way of Transformer, Electric Sub-station for the Project to be notified separately by the Vendor/Developer upon its procurement.
  - Proportionate share of the charges for conversion of electricity power from construction to domestic as per the demand raised by the Electricity department, if any paid by the Vendor/Developer.
  - Electricity and Transformer Charges, Advance Maintenance Charges and Deposits and any other charges or deposits will be charged at actual at end of project, written proof will be provided but Developers calculation is final and binding and no disputes shall be entertained on the same.
  - Proportionate share of costs, charges and expenses in respect of additional fire safety measures if required to be undertaking due to any subsequent legislation/government order or directives or guidelines or if deemed necessary by the Vendor/Developer beyond the present provision of providing electric wiring in and fire-fighting equipment in the common areas only as prescribed in the existing fire-fighting code/regulations. Goods and Service Tax (GST) on the above amounts.
10. Deposits: The Allottee shall also pay and deposit and keep deposited the amounts on the following heads:-
11. The Deposit paid to the Vendor/Developer shall be held by the Vendor/Developer as interest free security deposit and unless any amount out of the same is adjusted due to non-payment of the taxes and outgoings payable by the Allottee, the same or

the unadjusted portion thereof shall be transferred to the Association by the Vendor/Developer.

12. The payment of all Other Charges and Deposits shall be made by the Allottee to the Vendor/Developer before taking possession of the Designated Apartment and within 30 before days of receiving Intimation for possession from the Vendor/Developer.
13. The refund and/or payment of any amount by the Vendor/Developer to the Allottee in terms of this agreement may be made by the Vendor/Developer by depositing the amount in the bank account of the Allottee as per the details already provided by the Allottee in the Application for allotment of the Designated Apartment and the same shall be and be deemed to be sufficient discharge of the Vendor/Developer in respect of payment of such amount.
14. **Fittings & Fixtures:** Except those provided by the Vendor/Developer, all fit outs to be put-up, erected and installed at or inside the Designated Apartment including the interior decoration shall be done and completed by the Allottee at its own costs and expenses. In doing and carrying out the said fit out works, the Allottee shall be obliged to do all works in a good and workman- like manner and without violating any laws, rules or regulations of the municipal, National Building Code and Fire rules and others and with minimum noise and without causing any disturbance or annoyance to the other Co-owners. The Allottee shall ensure that there shall be no stacking of debris or materials in any Common Areas and there shall be regular clearing of all debris arising out of the Fit out works. The Allottee hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns on the floor, ceiling and walls of the Designated Apartment. The Allottee shall be responsible for all consequences, loss of life and property, damages or accidents that may occur due to breach or default on the part of the Allottee while carrying out any fit out or other activity.
15. The Allottee shall not in any manner cause any objection obstruction interference impediment hindrance or interruption at any time hereafter in the construction, addition, alteration and completion of construction of or in or to the Project or any part thereof by the Vendor/Developer due to any reason whatsoever (including and notwithstanding any temporary obstruction or disturbance in his using and enjoying the Designated Apartment and/or the Common Areas).
16. Nothing contained in this Agreement shall affect or prejudice the right of either party to sue the other for specific performance of the contract and/or damages for any default of the other party.
17. The Owners/ Vendor/Developer would convey proportionate undivided indivisible share in the Common Areas in favour of the Allottee and if the laws for the time being in force otherwise requires such sale to be carried out in favour of the Association, then such sale shall be carried out in favour of the Association, to which the Allottee hereby agrees.
18. The ownership and enjoyment of the Designated Apartment by the Allottee shall be Subject to the observance, fulfilment and performance of the terms and conditions of the Agreement as also the House Rules as stipulated in Schedule Hereto.

19. The Allottee may only after a period of 12 months from the date of execution of this agreement and that too upon taking prior written consent of the Vendor/Developer and against payment of the sum equivalent to @ 2% (two percent) of the Total Price (excluding Other Charges and Taxes) hereunder or at which the Designated Apartment is purchased by the nominee, whichever be higher, in advance to the Vendor/Developer, get the name of his nominee substituted in his place and stead in the records of the Vendor/Developer as the Buyer of the Designated Apartment subject to there being no restriction or prohibition under the laws for the time being in force and subject to the nominee expressly agreeing to accept and acknowledge the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. Any such nomination shall be at the risk and costs of the Allottee and/or the nominee and all stamp duty and registration charges as per actual, legal expenses as stated hereinbefore and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the Allottee or its nominee. Any tax, duty, imposition or levy including Income Tax (except on the said sum mentioned equivalent to @ 2% mentioned in this clause in respect of the Designated Apartment paid to the Vendor/Developer as aforesaid) or Goods and Service Tax arising due to any nomination by the Allottee shall be payable by the Allottee or its transferee but the Owners or the Vendor/Developer shall have no liability in respect thereof and in case any tax is demanded from the Owners or the Promoter or to which the Owners or the Vendor/Developer are likely to become liable owing to any such nomination or related transactions, the same shall be payable by the Allottee in advance to the Owners and/or the Vendor/Developer and the Vendor/Developer may not give any consent to any such nomination or transfer without the receipt of such payment. The Allottee shall not, however, be entitled to assign or transfer this agreement for a period of twelve months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Apartment at any time until all the amounts, charges, outgoings and dues payable by the Allottee to the Vendor/Developer in respect of the Designated Apartment are fully paid up and a No Dues certificate is obtained by the Allottee from the Vendor/Developer.

It is hereby clarified that if any legal proceedings is started, by either of the parties, including but not limited to lawyer's notice , any offence under IPC of 1860 or IT Act 2000 or amendments thereto , any proceeding is initiated hereto before any court of law and/or statutory or quasi-judicial authority touching and/or in respect of any clause of this agreement, or in case of Online Defamation and/or illegal action against builder like cyber defamation, social media smearing or posting, complaint in any Police Station and any criminal activity against builder, or on complaint to statutory offices or action by any enforcement body takes place against allottee, then builder is not entitled to deliver possession or have any commitments under any clause whatsoever till the legal proceedings are completely settled / dismissed and both parties confirm the same. Any delay during that period shall not be considered on account of developer and shall be added to the scheduled date. Purchasers further undertakes and agrees not to do or carry out or cause to carry out any act that are criminal in nature in any location whatsoever or any activity that may cause harm to the goodwill of the Company or that may be detrimental to the



interest of the company or its properties or the country at large. In case of such act is carried out by the Purchasers the Company shall have the right to seek necessary remedy under the law of the country and also to cancel the apartment allotted to Purchaser and the clause 9.3 shall become applicable.

20. The unsold apartments at the Project shall enjoy a waiver in respect of the Maintenance Charges.
21. The power backup from the Common Generator in the Project shall be commenced only upon fifty percent of the Co-owners (other than the Owners or the Vendor/Developer) taking possession of their respective Units in the Project and not before and the Allottee, in case it takes possession of the Designated Apartment before the said time period stipulated for commencement of power backup from Common Generator, shall not raise any objection, dispute or claim in this behalf. The Vendor/Developer shall have the discretion to reduce or waive the said requirement of minimum percentage of occupancy at any time.

## **22. AREACALCULATION:**

**Carpet Area of Unit:** The carpet area for the Designated Apartment or any other Unit shall mean the net usable floor area of such Unit, excluding the area covered by the external walls, areas under services shafts, and exclusive balcony but includes the area covered by internal partition walls of the Unit.

**Balcony Area:** The net usable area of the exclusive covered balcony/ies (if any) attached to the Unit.

**Open Terrace Area:** The net usable area of the exclusive open space.

**Built-up Area:** The built-up area for the Designated Apartment or any other Unit shall mean the Carpet Area of such unit area and the area covered by those external walls which are common between such Unit/Balcony and any other Unit/Balcony and the area covered by all other external walls of such Unit.

23. The Project Vendor/Developer has taken construction finance for construction the Project by mortgaging the said Land and the construction **Provided. However That** any such mortgage if it relates to the Designated Apartment shall be redeemed/discharged by the Vendor/Developer by way of repayment of the loan prior to the execution of Deed of Conveyance by the Promoter in favour of the Allottee in terms hereof.
24. In case the Allottee, with the prior written consent of the Vendor/Developer, obtains any housing loan or finance to pay the consideration envisaged herein, the same shall be subject to the terms and conditions of this agreement and the entire obligation or liability in respect of the same shall be that of the Allottee alone.
25. On request of any statutory, financial, legal authorities for possession and information about apartment, builder has full liberty of handing over the apartment including physical possession to authorities and buyer shall not challenge the validity of the same. Buyer shall tackle case directly with concerned authority in case of dispute. This is especially but not limited to EOW, ED, Banks and financial authorities.

## SCHEDULE-'B' -

### DESCRIPTION OF FLAT/APPARTMENT AND CAR PARKING AREA

**ALL THAT** a self-contained Flat **being No. \_\_\_\_ on \_\_\_\_ Floor in \_\_\_\_ Side**, measuring \_\_\_\_ Sq. Ft. Carpet Area, \_\_\_\_ Sq. Ft. Built -Up Area, \_\_\_\_ **Sq. Ft. Super Built-up Area** more or less consisted of \_\_\_\_ Bed Rooms, One Dining Room, One Kitchen, Two Toilets and a Balcony in the \_\_\_\_ Floor, in the said new G+IV storied building constructed upon the land more fully described in the FIRST SCHEDULE herein above **TOGETHER WITH** the undivided proportionate impartible share in land and right of easement on the common passage and right of common areas & facilities of the said Project CHATTERJEE LAKE VIEW PHASE-II, which is more-fully described in THIRD SCHEDULE herein under. Annexed herewith the floor plan specifying the Flat under this agreement for Sale with red border.

#### **FLAT:**

ON THE NORTH:

ON THE SOUTH:

ON THE EAST:

ON THE WEST:

## SCHEDULE- 'C'- PAYMENT PLAN

The entire consideration for the said Flat No. \_\_\_\_ (Carpet/Flat Area of \_\_\_\_ Sq.Ft. more or less, with Balcony Area and measuring \_\_\_\_ Sq.Ft.) Super Built-Up Area \_\_\_\_ Sq.Ft. are fixed and settled for a sum of the total consideration of \_\_\_\_/- (**Rupees \_\_\_\_ Only**) **inclusive of 1 % GST** which is to be paid by the Purchasers to the Vendor as follows:

Description	% of Head	Instalments	GST	Total
Application Money	10% of Application money	NIL		NIL
*On execution of sale agreement	20% of base value-Application			
On execution of ground floor casting	20% of Assessable value	NIL		
On execution of ground floor casting	20% of Car Parking	NIL		
On execution of 1 <sup>st</sup> floor casting	20% of Assessable Value	NIL		
On execution of 1 <sup>st</sup> floor casting	20% of Car Parking	NIL		

On execution of 2 <sup>nd</sup> floor casting	10% of Assessable Value	NIL		
On execution of 2 <sup>nd</sup> floor casting	20% of car parking	NIL		
On execution of 3 <sup>rd</sup> floor casting	20% of Assessable value	NIL		
On execution of 3 <sup>rd</sup> floor casting	20% of car parking	NIL		
On execution of 4 <sup>th</sup> floor casting	20% of Assessable value	NIL		
On completion of brick work	8% of Assessable value	NIL		
On completion of flooring painting	8% of Assessable value	NIL		
On completion of electrical plumbing	8% of Assessable value	NIL		
On Possession	80% of rest value			
TOTAL	100%			

\*Note - After registration of sale agreement

**N.B .- When we raise a demand, according to the work progress as per payment schedule the disbursement is liable to make within the stipulated time period 7 Working days. Failure in making payment will attract a penalty of an aggregate of the current prime lending rate of State Bank of India plus two percent per annum on the due Amount plus GST or any other taxes as applicable at the prevailing time.**

**SCHEDULE- 'D' - SEPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/ UNIT)**

**During the period of constructional works, the Contractor will use the following Materials:-**

Cement- reputed brand

Steel- reputed brand

Brick- Traditional bricks/Fly ash

Electrical - reputed brand

Flooring - reputed brand

Sanitary Fittings - reputed brand

Water Fittings - reputed brand

Paint - reputed brand

The Contractor will complete the said building as per the following: -

**SPECIFICATION:**

- **PAINT:** - Internal – Smooth finished with wall putty  
External–Apex brand or weather proof coat on outside wall.
- **FLOOR:** - Marble in Living/ Dining and Bedrooms/Kitchen.  
Staircase & Passages- Marble finish
- **KITCHEN:** - Floor – Marble on Floor  
Counter – Granite on Top  
Sink – Stainless Steel  
Dado – Tiles on top of counter up to 2ft.  
– Exhaust & Chimney Point
- **TOILETS:** - Floor – Marble on Floor  
Dado – Marble  
W.C – European/Indian type of Parry ware  
Wash Basin – Parry ware/Hind ware or equivalent reputed branded.  
Fittings – C.P/UPVC  
Door – P.V.C.  
Window– Aluminium with glass louver
- **DOOR:** - Main Door - Sal wood frame with Solid core flush door with laminate both side with lock.  
Others Door - For bed room and kitchen- Solid core flush door with Laminate both sides.  
Toilet Door - Frame & shutter PVC.
- **WINDOW:** - Glazed sliding window with aluminium frame with glass.  
Entire building will be having aluminium frame with glass louver.
- **M.S. WINDOW & GRILL:** -10mm x 10 mm M.S. square bar  
-Stair railing: 10 x 10 mm M.S. Square bar and 20 mm x 20 mm post with S.S./MS hand rail cover.  
-Veranda, balcony and railing: 3' ht. M.S. Grill square bar/ Hollow Bar  
-M.S. Collapsible gate: Gr fl. Main door.
- **U.G. reservoir:** - P.V.C. reservoir (As per drawing);
- **Overhead water tank:** -P.V.C. reservoir (As per drawing)
- **Plumbing:** - Supreme equivalent reputed branded.
- **Pump:** - Submersible Pump (one no.) with motor (Reputed make) along with auto control system.
- **External passage:** - Cota Stone flooring.
- **Boundary wall:** - As per drawing.
- **Ground floor car parking:** - Cast in situ crazy mosaics finish over 100 mm thick PCC.
- **Electrical:** - Reputed brand made copper wire, concealed wiring in PVC conduct with ISI approved modular switches

**SCHEDULE- 'E' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT):**

(Common Areas Installations and Facilities)

Under Ground Water Tank: As per specification one number of underground water tank to be provided.

Overhead water tank: One sufficient capable overhead water tank will be provided with supply of water line to all flat and common space with one electric motor with pump for lifting of water from underground reservoir to overhead tank. One Deep Tube-well will be provided.

Underground Septic Tank: As per specification underground septic tank will be provided.

Pump Room: Water Motor Pump to be covered with iron grill for safety.

Power Supply and Meter Space - Adequate power supply to be arrange and Meter space duly covered to be provided.

### **ELECTRIC LINE AND FITTING IN COMMON SPACE:**

Adequate electric line/points to be provided at all common areas, amenities and facilities, like stairs, caretaker room, pump room, common bath room, lift machine room common passage, roof etc.

### **SCHEDULE F:- (COMMON EXPENSES)**

1. All costs of maintenance, operating, replacing, washing, painting, rebuilding, reconstruction, decoration, re-decorating and lighting the common parts and the walls on the building.
2. The salaries of the entire person employed for the said purpose.
3. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commotion, damage etc.
4. Municipality taxes, multi-storied building tax and other outgoings save those separately assessed on the respective Flats / units.
5. All charges and deposits for suppliers of common facilities and utilities.
6. Costs and charges of establishment for maintenance of the building and for watch and ward staff.
7. All litigation expenses for protecting the title of the land with the building.
8. The office expenses incurred for maintaining the office for common expenses.

**IN WITNESS WHEREOF** the parties above named put their respective hands the day month and year first above written.

**SIGNED AND DELIVERED** by the **PARTIES** at Kolkata in the presence of:

- 1.

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**SIGNATURE OF THE VENDOR/DEVELOPER**

2.

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**SIGNATURE OF THE PURCHASER**

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**SIGNATURE OF THE PURCHASER**

**WITNESSES:**

1.

2.

**RECEIVED** with thanks from the above-named Purchasers a sum of **Rs. \_\_\_\_/- (Rupees \_\_\_\_\_) Only (Including GST 1%)** as an earnest money in respect of the said Residential Flat referred in the Second Schedule hereinbefore written and in terms of the Agreement for Sale as per Memo given below: -

**MEMO OF CONSIDERATION**

<b>Date</b>	<b>CHEQUE/NEFT.RTGS No.</b>	<b>Bank's Name</b>	<b>Amount (Rs.)</b>
		<b>TOTAL</b>	

**(Rupees \_\_\_\_\_ Only)****WITNESSES:**

1.

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**SIGNATURE OF THE VENDOR/PROMOTER**

2.

**DRAFT PREPARED BY ME: -**

**DUKE BANERJEE (Adv)**

**High Court, Calcutta**

**Bar Association Room No.- 4. F-1649/08.**

Present Residence: Natun-Pally, Sonarpur, Kolkata– 700150.

Mobile : 9875663434.