

THIS AGREEMENT FOR SALE made this day of Two Thousand
Twenty-Four

BETWEEN

(1) Sri Dipen Bhowmik (PAN: ADBPB4274B, ADHAR: 339284895709), (2) Sri Subhashish Bhowmik (PAN:ADBPB4273G, ADHAR: 964408930242), (3) Smt Madhusree Bhowmik (PAN: APTPB3012M, ADHAR: 526207403243), (4) Sri Arnab Bhowmik (PAN: AXHPB4184E, ADHAR:673191968761), (5) Smt Arpita Bhowmik (PAN: APTPB3011J, ADHAR: 465655085937), (6) Smt Tapasi Chaudhury (PAN: AEIPC9835M, ADHAR: 836335934850), (7) Smt Bharti Pramanik (PAN: AOQPP7669N, ADHAR: 303901219614), (8) Miss Tapati Bhowmick (PAN: ARMPB9970D, ADHAR: 864368722441), (9) Sri Partha Bhowmick (PAN: AECPB0289G, ADHAR: 467425531428), (10) Smt Sunertri Bhowmick (PAN: AEJPB2337J, ADHAR: 926975280975) hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors-in-interest, assigns and nominees) of the **ONE PART**. The owner no 1 to 5 and 8 to 11 resides at 50/2 Sri Ram Thakur Road (Formerly Jadavpur Central Road) Kolkata-700032, Police Station: Jadavpur and owner no 6 resides at 40A Alamohan Das Road, Dasnagar, Howrah- 711105 Police Station: Dasnagar and owner no 7 resides at 21/8/A Second Street, Modern Park, Kolkata-700075 Police Station: Survey Park. The Owners has been represented by its Constituted Attorney **SRI RAJESH KUMAR JHAJHARIA**, son of Late S.M. Jhajharia, (PAN: ACWPJ3828K,

ADHAR: 646962065452) by religion : Hindu, by occupation Business, by Nationality : Indian of 61A, Sardar Sankar Road, Post office : Sarat Bose road. Police Station Tollygunge, Kolkata 700029 , one of the directors of **PIYUSHMANYATA PROJECTS PVT.LTD** (PAN: AAACP9142K, CIN: **U51909WB2008PTC130424**), a Company registered under Companies Act,1956 having its registered office at Poddar Court, Gate No.3, 18, Rabindra Sarani Kolkata-700001, Police Station: Hare Street vide Development agreement dated 22nd February,2021 registered in the office of Additional District Sub Registrar - at Alipore recorded in Book no 1, Volume No 1605-2021 , Pages: 35701 to 35783 , Being no 160500755 for the year 2021 and Power of attorney dated 3rd March 2021 registered in the office of Additional District Sub Registrar - at Alipore recorded in Book no 1, Volume No 1605-2021 , Pages: 42300 to 42356 , Being no 160500873 for the year 2021.

AND

PIYUSHMANYATA PROJECTS PVT. LTD. (PAN: AAACP9142K, CIN: **U51909WB2008PTC130424**), a Company registered under Companies Act,1956 having its registered office at Poddar Court, Gate No.3, 18, Rabindra Sarani Kolkata-700001, Police Station: Hare Street duly authorized and represented by it's one it's directors **SRI RAJESH KUMAR JHAJHARIA**, son of Late S.M. Jhajharia, having (PAN: ACWPJ3828K , ADHAR: **646962065452**) by religion : Hindu, by occupation Business, by Nationality : Indian of 61A, Sardar Sankar Road, Post office : Sarat Bose road. Police Station Tollygunge, Kolkata 700029 hereinafter called and referred to as the "**DEVELOPER**" (which

term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's successors-in-interest, assigns and nominees) of the **SECOND PART.**

AND

[If the Allottee is a company]

_____, (CIN no._____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at_____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no._____) duly authorized vide board resolution dated_____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN_____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide_____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____)
son / daughter of _____, aged about
_____, residing at
_____, (PAN _____), hereinafter
called the "Allottee" (which expression shall unless repugnant to the context
or meaning thereof be deemed to mean and include his/her heirs, executors,
administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of
_____ aged about _____ for self and as
the Karta of the Hindu Joint Mitakshara Family known as
_____ HUF, having its place of business / residence at
_____, (PAN _____), hereinafter
referred to as the "Allottee" (which expression shall unless repugnant to the
context or meaning thereof be deemed to include his heirs, representatives,
executors, administrators, successors-in-interest and permitted assigns as
well as the members of the said HUF, their heirs, executors, administrators,
successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the
"Parties" and individually as a "Party".

WHEREAS:

- A. The **OWNERS** are the absolute owners of ALL THAT the land measuring an area of **5 Cottahs 15 Chittaks 33 Square Feet of land**, Police Station Jadavpur, District South 24 Parganas, Sub Registrar at Alipore within Ward No. 96 of the Kolkata Municipal Corporation along with the rights appurtenant thereto, TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot, more fully & particularly mentioned and described in the SCHEDULE A (Part I) hereunder written, hereinafter for the sake of brevity referred to as the SAID LAND. The Devolution of Title of the said Owners is morefully mentioned and stated in the SCHEDULE A (Part II) hereunder written.
- B. The Owner and the Promoter have entered into a Development agreement dated 25TH February, 2021 registered in the office of Additional District Sub Registrar - at Alipore recorded in Book no 1, Volume No 1605-2021 , Pages: 35701 to 35783 , Being no 160500755 for the year 2021 and Power of attorney dated 8TH March 2021 registered in the office of Additional District Sub Registrar - at Alipore recorded in Book no 1, Volume No 1605-2021 , Pages: 42300 to 42356 , Being no 160500873 for the year 2021.
- C. The Said Land is earmarked for the purpose of building a Residential cum Commercial project, comprising multi storied apartment building(s) and the said project shall be known as '**SJ MADHABALAYA**' ("Project");
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;
- E. The concerned competent authority has granted the commencement certificate to develop the Project vide approval dated **24/03/2021** Sanctioned Plan no. **2020100156**.

- F. The Promoter has obtained the final layout plan approvals for the Project from the concerned competent authority. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.
- G. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata and has been granted registration no._____.
- H. The Allottee had applied for an apartment in the Project vide application no._____ dated_____ and has been allotted apartment no. having carpet area of_____square feet, more or less, type _____, on the_____floor in [tower/block/building] no._____ ("Building") along with garage/closed parking no. _____ admeasuring 135 square feet, more or less, on the ground floor, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act, hereinafter referred to as the "Apartment" more particularly described in Schedule B and the floor plan of the apartment is annexed hereto and marked in colour_____.
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. At or before the execution of this Agreement, the Allottee confirm(s) that after having conducted and completed to his/her/their/its complete satisfaction independent due diligence and title verification of the Said Land as also the compliance and/or non-compliance, if any, by the Promoter of all/any applicable law(s) and after having carried out a physical inspection of the Land, and further after inspecting including but not limited to amongst others, the Specifications morefully mentioned in **Schedule D** hereunder written, approvals etc. for the Project, and the Allottee having understood and/or having complete and due notice and

knowledge of, and after fully satisfying himself/herself/themselves/itself, has/have accepted, without any reservation, each of the aforesaid including the right of the Promoter as stipulated in this Agreement;

K. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

L. 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;

M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/closed parking (if applicable) as specified in paragraph G;

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in paragraph H;

The Total Price for the Apartment based on the carpet area is Rs.
 _____(Rupees_____only ("Total Price")):

Description	Amount in Rupees
Building _____ Apartment no. _____ Type _____ Floor _____	Rs. _____/- (Plus GST as Applicable).
Car Parking No. _____	Rs. _____/- (Plus GST as Applicable).

The amounts to be paid by the Allottee towards Extra Charges are enumerated hereunder;

Legal Fees (50% at the time of agreement & 50% at the time of registration).	Rs/-for 3BHK
Common Electric Meter & Transformer	As per actual
Common Generator (If applicable)	As per actual
Rule 25 Charges (KMC Revised plan charges)	On Actual (As Applicable)
Maintenance Deposits (For 6 Months)	Rs...../sq. Ft. per month
KMC Tax Deposit	

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment:
- (ii) **The Total Price above includes GST or any other similar taxes** which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change/modification;

- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee 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 Apartment includes:
 - 1) Pro rata share in the Common Areas; and
 - 2) _____garage(s)/closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee 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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect

along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ _____% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.

It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and as approved by the Competent Authority.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate/completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan.

The Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;
- (iii) That the computation of the price of the Apartment 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, fire detection and fire fighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Promoter and the Allottee(s) agree(s) that the Apartment along with _____garage/closed parking 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 Allottees of the Project.

It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely **SJ MADHABALAYA** shall not form a part of

the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (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 Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings 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 therefor by such authority or person.

The Allottee has paid a sum of Rs_____/- (Rupees _____ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2.MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of ' _____ ' payable at _____.

3.COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill 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 Regulations 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 shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. 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 Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4.ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5.TIME IS ESSENCE

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

6.CONSTRUCTION OF THE PROJECT// APARTMENT

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans annexed herewith which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter 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 the Competent 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 Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT

Schedule for possession of the said Apartment: The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on _____, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/she/it/they shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. It is clarified herein that all the amounts collected as GST and deposited with the appropriate authorities concerned, shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such GST.

Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate/completion certificate from the competent authority shall offer in writing the possession of the Apartment (provided the Allottee is not in breach of any term or condition mentioned herein) to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment

to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within_____days of receiving the occupancy certificate/completion certificate of the Project.

Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall however, be liable to pay maintenance charges as applicable from the date of issue of Completion Certificate/occupancy certificate..

Possession by the Allottee - After obtaining the occupancy certificate/completion certificate and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

Cancellation by Allottee - The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

Compensation – The Promoter 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 compensation under this section 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 promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, 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 Apartment, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; 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 Promoter 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 with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building, Apartment and common areas;
- (vi) The Promoter 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 created herein, may prejudicially be affected;
- (vii) The Promoter 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 Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of Allottees;
- (x) The Schedule Property is not the subject matter 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 Promoter 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;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project;
- (xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Promoter'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 thereunder.

In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only

thereafter the Allottee be required to make the next payment without any penal interest; or

- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

The Allottee shall be considered in a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for _____ consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Apartment in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Promoter, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottee, shall execute a conveyance deed and

convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate/completion certificate. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

11.MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter or its nominees shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the Apartment. It is being clarified that the promoter shall on completion of the project demarcate and declare the common areas pertaining to the Project.

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 Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

**13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES
SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The Allottee hereby agrees to purchase the Apartment on the specific understanding that his/her/it/their right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment 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.

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, 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 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 use by the association of allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe 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. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the 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 Apartment 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 bearing wall of the Apartment. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17.COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee

hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment/at his/her own cost.

18.ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authorities except for as provided in the Act.

19.PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment/Building and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Building].

20.APARTMENT OWNERSHIP ACT

The Promoter 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 Promoter showing compliance of various laws/regulations as applicable in the State of West Bengal.

21.BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when

intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22.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 apartment/building, as the case may be.

23.RIGHT TO AMEND

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON 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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25.WAIVER NOT A LIMITATION TO ENFORCE

The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

Failure on the part of the Promoter 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.

26.SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

28. 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.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, 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 Registrar or Sub-Registrar.

30. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

_____Name of Allottee

_____ (Allottee Address)

M/s _____Promoter name

_____ (Promoter Address)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address 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 promoter or the Allottee, as the case may be.

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter 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 Allottees.

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 laws of India for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes 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 discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

[The other terms and conditions are as per the contractual understanding between the parties; however, the additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under].

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness, signing as such on the day, month and year first above written.

SIGNED SEALED AND DELIVERED BY

THE WITHIN NAMED PROMOTER IN

THE PRESENCE OF:

WITNESS:

1.

As Constituted Attorney of Owner

2.

SIGNATURE OF THE OWNER

Signature of the
DEVELOPER

Signature of the ***PURCHASER***

Drafted by:

THE SCHEDULE A PART I

REFERS TO SAID LAND

ALL THAT the piece and parcel of land measuring an area of **5 Cottahs 15 Chittacks 33 Square Feet of land** being portion of CS Dag No 226 under Khaitan No. 146, Mouza Ibrahimpur, JL No 36 in Pargana: Khaspur under Touzi No 239 District South 24 Parganas with existing 58 years old three storied building standing thereon having an area of 1500 sq.ft. more or less in each floor lying situated at premises no 50/2 Sri Ram Thakur Road (Formerly Jadavpur Central Road) Kolkata-700032 within KMC Ward No 96 butted and bounded by:

ON THE NORTH : Premises No. 50D Jadavpur Central Road

ON THE EAST : Premises no 51 Jadavpur Central Road

ON THE SOUTH : Premises no 50/1 Jadavpur Central Road

ON THE WEST : 17 feet wide KMC Road

THE SCHEDULE A PART II

REFERS TO DEVOLUTION OF TITLE

WHEREAS originally Smt Savitri Devi and Sri Prabhudas was thr joint and absolute owners of all that piece and parcel of land measuring 5 cottahs 15 chittaks and 33 sq.ft being CS Dag no 226, under khaitan No. 146 Mouza Ibrahimpur at present known as Jadavpur Old Colony, JL no. 36 in Pargana: Khaspur under Touzi No: 239 being premises no 50/2 Jadavpur Central Road Kolkata- 700032.

AND WHEREAS the said Smt Savitri Devi and Sri Prabhudas had become joint owners of the land described in first schedule mentioned property by virtue of registered deed of conveyance executed in their favour by erstwhile landowner, namely Smt Labonya Prova Sengupta, wife of Hiralal Sengupta for a valuable consideration which is mentioned and is recorded in book no 1 volume no 67 pages 147 to 156 being no 3925 for the year 1950.

AND WHEREAS initially the said Prabhudas had purchased 5 cottahs 15 chittaks and 33 sq.ft mentioned in first schedule herein in the benami of his daughter in law namely Smt Jever Devi, executed a registered Deed of Release in favour of Sri Prabhudas and said deed of release was registered before ADSR alipore and is recorded in book no 1 volume no 112 pages 148 to 152 being no 6724 for year 1951.

AND WHEREAS after becoming the joint owners the said Smt Devi and Sri Prabhudas started to peacefully occupy at the said 5 cottahs 15 chittaks and 33 sq.ft of land mentioned in the first schedule hereunder written after constructing a one storied building and got their names mutated in the books of then Calcutta Municipal Corporation.

AND WHEREAS due to need of urgent reasons the said Smt Savitri Devi and Sri Prabhudas by virtue of registered indenture sold the said mentioned property in favour of Sri Shudhansu Mohan Bhowmik, Shisir Ranjan Bhowmik, Dr. Dakshina Ranjan Bhowmik and Nikhil Ranjan Bhowmik and said indenture was registered in the office of Sub registrar Alipore sadar and is recorded in book no 1 volume no 59 pages 94 to 101 being no 3211 for the year 1956.

AND WHEREAS after such purchase of aforesaid property the said owners namely Sri Shudhansu Bhowmik and three others constructed two floors upon the existing one storied building on the property at premises no 50/2 Sri Ram Thakur Road Kolkata-700032 (previously known as Jadavpur Central road) police station: Tollygunge within ward no 96 of Kolkata Municipal Corporation.

AND WHEREAS while enjoying the aforesaid property Shisir Ranjan Bhowmik died interstate as bachelor leaving behind his three brothers namely Shudhansu Mohan Bhowmik, Dr. Dakshina Ranjan Bhowmik and Nikhil Ranjan Bhowmik all sons of Radha Madhab Bhowmick and thus on the death of Shishir Ranjan Bhowmick his undivided share in the aforesaid property at premises no 50/2 Sri Ram Thakur Road Kolkata-700032 (previously known as Jadavpur Central road) police station: Tollygunge devolved his aforesaid three brothers respectively thereby each enjoying undivided one-third share each.

AND WHEREAS Shudhansu Mohan Bhowmik died interstate on 23/10/1998 leaving behind his sons Sri Dipen Bhowmik, Sri Bimal Bhowmik, Sri Subhasish Bhowmik and two daughters Mrs. Geetasree Biswas nee Bhowmik and Smt. Sushmita Ghosh nee Bhowmik as his heirs and legal representatives and thus on the death of said Shudhansu Bhowmik his undivided share in aforesaid property at premises no 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge devolved upon his aforesaid sons and daughters each inheriting one fifteenth share each of the estate left by the deceased Shudhansu Bhowmick. Champak Bhowmick, wife of Shudhansu Bhowmick died interstate on 15/05/1993.

AND WHEREAS subsequently Bimal Bhowmick also died interstate on 28/07/2015 leaving behind his wife Madhusree Bhowmick, only son Arnab Bhowmick and only daughter Arpita Bhowmick nee Saba as his heirs and legal representatives and thus on death of said Bimal Bhowmick his undivided share in the aforesaid property at premises 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge devolved upon his aforesaid wife, son and daughter each inheriting one forty fifth share each of the estate left by the deceased Bimal Bhowmick.

AND WHEREAS in the circumstances referred above the said **(1) Dipen Bhowmik** son of late Shushansu Mohan Bhowmik by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one fifteenth share of First Schedule property, **(2) Subhasish Bhowmik**, son of late Shushansu Mohan Bhowmik by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one fifteenth share of First Schedule property, **(3) Geetasree Biswas**, wife of Sunil Kumar Biswas and daughter of late Shushansu Mohan Bhowmik by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one fifteenth share of First Schedule property, **(4) Sushmita Ghosh** wife of Dhiman Ghosh and daughter of late Shushansu Mohan Bhowmik by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one fifteenth share of First Schedule property, **(5) Madhusree Bhowmik** wife of late Bimal Bhowmick by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one forty fifth share of first schedule property, **(6) Arnab Bhowmik** son of late Bimal Bhowmick by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one forty fifth share of first schedule property, **(7) Arpita Bhowmik** nee Saha wife of Nachiketa Saha and daughter of late Bimal Bhowmick by way of inheritance as per Hindu Succession Act became entitled to and inherited undivided one forty fifth share of first schedule property and thus now are the absolute joint owners of all that land and building left by

the deceased comprised in the said Municipal Premises no 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station: Tollygunge and are at presently enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS subsequently while seized and possessed by an indenture of gift dated 14/01/2018 registered before additional district sub registrar at alipore and recorded in book no. 1 being no 07034 for the year 2018, **(1) Geetasree Biswas**, wife of Sunil Kumar Biswas and daughter of late Shushansu Mohan Bhowmik and **(2) Sushmita Ghosh**, wife of Dhiman Ghosh and daughter of late Shushansu Mohan Bhowmik both jointly as **Donors** out of their love and affection transferred and conveyed all their inherited undivided two fifteenth share of first schedule property in favour of **(1) Dipen Bhowmik**, son of late Shushansu Mohan Bhowmik, **(2) Subhasish Bhowmik**, son of late Shushansu Mohan Bhowmik, **(3) Madhusree Bhowmik**, wife of Late Bimal Bhowmick, **(4) Arnab Bhowmick**, son of Late Bimal Bhowmick and **(5) Arpita Bhowmick** nee Saha wife of Nachiketa Saha and daughter of late Bimal Bhowmick, all jointly mentioned therein as **Donees** absolutely forever.

AND WHEREAS said Dakshina Ranjan Bhowmick also died interstate leaving behind his three daughters namely Tapasi Choudhury wife of Srikumar Choudhury, Bharti Pramanick wife of Surajit Kumar Pramanick and Tapati Bhowmick daughter of late Dakshina Ranjan Bhowmick as his heirs and legal representatives and thus on death of said Dakshina Ranjan Bhowmick his undivided share in the aforesaid property at premises 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge devolved upon his aforesaid sons and daughter each inheriting one nineteenth share of the first scheduled property. His wife Nirupama Bhowmick also died interstate on 24/02/2018.

AND WHEREAS said Nikhil Ranjan Bhowmick who was a hindu governed by Dayabhaga or Bengal School of Hindu Law died interstate leaving behind his son namely Partha Bhowmick and two daughters namely Srabani Ray wife of Malay Krishna Ray and Indrani Sarkar wife of Deepak Kumar Sarkar as his only heirs and legal representatives and thus on death of said Nikhil Ranjan Bhowmick his undivided one third share in aforesaid property at premises 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge devolved upon his aforesaid son and daughters each inheriting undivided one ninth share of first schedule property. Kalpana Bhowmick wife of Late Nikhil Ranjan Bhowmick died interstate on 27/05/1996.

AND WHEREAS on 16/05/2008 said Indrani Sarkar who was a hindu governed by Dayabhaga or Bengal School of Hindu Law died interstate leaving behind her husband namely Deepak Kumar Sarkar son of late Ramendra Prasad Sarkar, one son Indresh Sarkar and one daughter Disha Sarkar nee Talukdar wife of Bivek Ranjan Talukdar as her only heirs and legal representatives and thus on death of said Nikhil Indrani Sarkar her undivided share in aforesaid property at premises 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge devolved upon his aforesaid husband, son and daughter in equal share that is one twenty seventh each.

AND WHEREAS subsequently on 21/02/2018 said Deepak Kumar Sarkar, Indresh Sarkar and Disha Sarkar nee Talukdar all jointly as donors gifted, transferred and conveyed their inherited undivided one twenty seventh share of said property in favour of Partha Bhowmick and Sunetri Bhowmick wife of Partha Bhowmick as more fully and particularly described in schedule 'B' of the said gift deed of said property at premises no. 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station

Tollygunge and simultaneously delivered possession of aforesaid undivided share of property to the donees of said deed. The said deed was registered in office of Additional District Sub Registrar at Alipore and recorded in Book no1 volume no 1650-2018 pages 61114 to 61141 and being no 160501706 for the year 2018.

AND WHEREAS while seized and possessed of by an indenture of gift of even dated registered before Additional District Sub Registrar at Alipore and recorded in book no 1 being no 07034 for the year 2018, said Srabani Ray wife of Malay Krishna Ray as donor out of her love and affection transferred and conveyed all that inherited undivided one ninth share of first schedule in favour of her brother Partha Bhowmick son of late Nikhil Ranjan Bhowmick mentioned therein as done absolutely and forever.

AND WHEREAS thus in the circumstances referred to above, **Dipen Bhowmik, Madhusree Bhowmik, Arnab Bhowmik, Arpita Bhowmik nee Saha, Subhasish Bhowmik** jointly became entitled to undivided one third share of property and **Tapasi Choudhury, Bharati Pramanik, Tapati Bhowmick** jointly became entitled to undivided one third share of property **Partha Bhowmick and Sunetri Bhowmick** jointly became entitled to undivided one third share of the property by way of inheritance as per Hindu Succession Act became entitled to and are now the absolute joint owners of all that land and building left by the deceased comprised in the said premises no. 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge, at present within the Kolkata municipal corporation ward no 96 and are at present jointly enjoying the same free from all encumbrances but subject to occupation of tenant occupying part and portion of said premises.

AND WHEREAS the owners herein above represented to the developer of their intention to develop all that said **5 cottahs 15 chittaks and 33 sq.ft** of land more or less within building as standing thereon situate lying at and being municipal premises no 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge through developer herein but subject to amicable settlement of existing tenant by developer herein. It is further clarified that the owners shall empower the developer to demolish the old structure and developer shall prepare a new building plan by its architect at its own cost and expenses on aforesaid land of entire premises and shall submit the same before The Kolkata Municipal Corporation for sanction in the name of present owner and the title of owner is free, clear, marketable and free from all encumbrances save and except as aforesaid

AND WHEREAS relying on the aforesaid representation of the owners herein and being satisfied with the title of the property, the developer after amicable settlement with the existing tenant agreed to develop all that said 5 cottahs 15 chittaks and 33 sq.ft of land more or less with a building as standing thereon situate lying at municipal premises no 50/2 Sri Ram Thakur Road (Previously known as Jadavpur Central Road) Kolkata-700032 Police Station Tollygunge on terms and conditions as contained hereinafter.

AND WHEREAS on 22nd February 2021, Owner and the Developer jointly have entered in to an agreement for development on the terms and conditions as stated therein. The said development was registered in the office of Additional District Sub Registrar at Alipore recorded in Book no 1, Volume No 1605-2021, Pages: 35701 to 35783, Being no 160500755 for the year 2021.

AND WHEREAS subsequently a development power was also executed in favour of the Developer herein. Power of attorney dated 3rd March 2021 registered in the office of Additional District Sub Registrar at Alipore recorded in Book no 1, Volume No 1605-2021, Pages: 42300 to 42356 , Being no 160500873 for the year 2021.

THE SCHEDULE B REFERS

TO SAID APARTMENT

ALL THAT the said self-contained Residential Flat, admeasuring _____ square feet, more or less Carpet Area _____ square feet, more or less Balcony Area and _____ square feet, more or less Open Terrace Area cumulatively admeasuring an area of _____ square feet, more or less. More fully reflected and attached in the plan attached herewith marked with green borders

ALL THAT ____no. Covered/Closed/Garage Parking admeasuring _____ square feet, more or less marked with green borders.

THE SCHEDULE C REFERS
TO PAYMENT PLAN

Description	Percentage of Total Price Payable
On Booking / Agreement	10%
On Completion of Foundation Work	20%
On Completion of 1 st Roof Casting	10%
On Completion of 2 nd Roof Casting	10%
On Completion of 3 rd Roof Casting	10%
On Completion of 4 th Roof Casting	10%
On Completion of 5 th Roof Casting	5%
On Starting of Brickwork in flat	5%
On Starting of electrification in flat	5%
On Starting of Plumbing in flat	5%
On Starting of flooring Work	5%

On Possession / Registration	5%
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**SCHEDULE D REFERS TO
SPECIFICATION**

- **FLOOR OF ROOMS:** 2'X2' size Vitrified tiles (Kajaria/ Sunbrand/ Johnson or equivalent make)
- **FLOOR OF KITCHEN:** Anti skid tiles/ vitrified tiles (as above make) with granite top and stainless steel sink of niralı or equivalent make.
- **FLOOR OF LIVING/ DINING:** Vitrified Tiles (Make: Same as above)
- **FLOOR OF TOILETS:** Anti skid tiles (Make: Same as above)
- **TOILET WALLS:** Tiles upto 7' or door height (Kajaria or equivalent make)
- **PAINTING AND FINISHING:**

For Internal face of walls: Super white or sunbrand etc, Plaste of paris

For Exterior walls: Weather Coat or equivalent (Asian Paints/ Berger/ Nerolac or equivalent make)

For Boundary Walls: Weather Coat.
- **DOOR:** 32mm flush door, 32mm teak ply main door with polish.
- **DOORFRAME:** Sal wood
- **WINDOW:** Anodized aluminium with grill square bar.
- **ELECTRICAL FITTINGS:** copper wire of finolex or equivalent make, modular (crabtree/ havells/ Anchor or equivalent make)
- **SANITARY FITTINGS IN TOILETS:** White colour neycer/ cera/ porceline/ hindware or equivalent make. Tap, bibock, piller cock etc of Essco with commode shower. Tata/ Medium GI hot and cold in all toilets.

- **STAIRCASE:** Fully marbled/ kota stone/ marble with grills and wooden top/ balustrade with polish. Ground floor will be crazy mosaic.
- **LOBBY:** Designed marble.
- **ROOF TREATMENT:** Roof tile with treatment of under budding.
- **WATER SUPPLY:** Adequate KMC supply will be provided.
- **PUMPS AND MOTORS:** Adequate capacity and reputed make with connection with overhead and underground reservoir.
- **MAIN GATES OF NEW BUILDING:** MS Flat/ sheet/ square bars
- **LIFT:** Reputed make for 4 passengers.
- **OVERHEAD RESERVOIR:** PCC/ RCC
- **UNDERGROUND RESERVOIR:** Concrete and plastered with chemical treatment.
- **COMMON AREA:** Crazy marble mosaic.