

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this _____ day of _____ 20____

By and Between

1. **SRI TAPAS BOSE**, s/o Late Netai Chandra Bose, Aadhar No. 6940 3919 0036, PAN – AHYPB7719A, by faith – Hindu, by occupation – Business, residing at 60(new) 41A(old) Tanupukur Road, P.O. – Dhakuria, P.S. – Garfa, Kolkata – 700031. 2. **MD SULEMAN**, s/o Ainul Haque, Aadhar No. 2218 5450 7431, PAN – CGFPS9079F, by faith – Islam, by occupation – Business, residing at 2, Selimpur Lane, P.O. – Dhakuria, P.S. – Garfa, Kolkata – 700032, partners of ANANDA NIKETAN CONSTRUCTION at 60(new) 41A(old) Tanupukur Road, P.O. – Dhakuria, P.S. – Garfa, Kolkata – 700031, (hereinafter referred to as promoter) with power no. 160208281 for the year 2019, in Book No.1, Volume No. - 1602-2019, at Deed No. 4293 of 2020 in the office of D.S.R.-II at Alipore] and 160208281 of 2019,

hereinafter referred to as the "Promoter" (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);

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]

1) Sri Bidhan Roy, (PAN AMLPR1011P), (Aadhar no. 7457 7080 4953), s/o Partha Sarathi Roy, by faith – Hindu, by occupation – Self employed, by nationality – Indian, presently residing at 111/1/6, Raja Ram Mohan Roy Road, Purba Barisha, P.O. – Purba Barisha, P.S. – Behala, Kolkata – 700078, 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).

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(Promoter)

Md. Subman

[Signature]

Partner

(Allottee)

[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).

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

WHEREAS One Sri Dilip Kumar Sarkar son of Late Shib Charan Sarkar was the sole and absolute owner in respect of **ALL THAT** the piece and parcel of land measuring about 03(three) cottahs 06 (six) chittaks be the same a little more or less lying and situate at Mouza Sirity, J.L. No. 11, C.S. Khatian No. 398 under Khatian No. 397 & R.S. Khatian No. 398, R.S. Dag. 448, Police Station: Behala, Sub-Registry Office at Alipore, Presently A.D.S.R. Behala, District: 24-Parganas(South). That the said Sri Dilip Kumar Sarkar purchased the abovementioned property from the then vendor Smt. Anima Rani Deb, wife of Sri Hemanta Kumar Deb by virtue of a Deed of Conveyance, which was registered at the Office of the S.R. Alipore at Behala and recorded in its Book No. 1, Volume No 89, Pages 23 to 27, being No. 3248 for the year 1978.

AND WHEREAS the said Sri Dilip Kumar Sarkar son of Late Shib Charan Sarkar being the sole and absolute Owner of the aforesaid property while seized and possessed of and otherwise sufficiently entitled to the said plot of land with structure mutated his name in the records of Kolkata Municipal Corporation and the said property has been registered, recognized and known as and being Municipal Premises No. 72, Majlish Ara Road, (Mailing address 37, Majlish Ara Road, Sirity Sukanta Pally, Post Office: Paschim Putiary), Police Station: Behala, within the K.M.C. ward No. 121, Borough: XIV, Kolkata: 700041.

AND WHEREAS the said Sri Dilip Kumar Sarkar son of Late Shib Charan Sarkar died intestate on 23rd day of January 2017 by leaving behind himself surviving his widow Smt. Sima Sarkar, the Owner No. 1 herein, his only son Sri Goutam Sarkar, the Owner No. 2 here and one daughter Smt. Mousumi Saha Owner No. 3 herein as his only legal heirs, successors and/or representatives. That the abovementioned persons become the joint owners of **ALL THAT** property and estate left behind by Dilip Kumar Sarkar since deceased. Thus they became the owners of aforesaid landed property having 1/3rd undivided share each.

AND WHEREAS the aforesaid Smt. Sima Sarkar, the owner No. 1 herein, his only son Sri Goutam Sarkar, the owner No. 2 herein and one daughter Smt. Mousumi Saha the owner No. 3 herein jointly inherited the property being **ALL THAT** the piece and parcel of land measuring about 03(three) cottahs 06 (six) chittaks be the same a little more or less lying and situate at District: 24 Paraganas(South), Sub-Registry Office at Alipore, Presently A.D.S.R. Behala, Mouza: Sirity, J.L. No. 11, C.S. Khatian No. 398 under Khatian No. 397 & R.S. Khatian No. 398, R.S. Dag. 448, being Municipal Premises No. 72, Majlish Ara Road, (Mailing address 37, Majlish Ara Road, Sirity Sukanta Pally, Post Office: Paschim Putiary), Police Station: Behala, within the K.M.C. ward No. 121, within Kolkata Municipal Corporation Borough: XIV, Kolkata : 700041.

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(Promoter)

Md. Suliman



Partners

(Allottee)

AND WHEREAS the said Owners namely Smt. Sima Sarkar, Sri Goutam Sarkar and Smt. Mousumi Saha mutated their names in respect of the abovementioned property in the record of the Kolkata Municipal Corporation and the said property has been recorded as being Municipal Premises No. 72, Majlish Ara Road, (Mailing address 37, Majlish Ara Road, Sirty Sukanta Pally, Post Office: Paschim Putiary), Police Station : Behala, within the K.M.C. ward No. 121, within Kolkata Municipal Corporation Borough: XIV, having Kolkata: 700041.

AND WHEREAS the Owners being desired of developing the said property by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the K.M.C. Due to lack of fund and as well as experience and other various reasons the owners were and still unable to start the construction of the same and had been in search of a Promoter and/or Developer who can undertake the responsibility of construction of such New Building on the said property at its own arrangements and expenses of the Developer's costs as per specification annexed therewith and herewith.


AND WHEREAS the Owners having thus been approached by the Developer, agreed to allow the Developer to develop the landed property being **ALL THAT** the piece and parcel of land measuring about 03 (three) cottahs 06 (six) chittaks be the same a little more or less lying and situate at District: 24 Paraganas(South), Sub-Registry Office at Alipore, Presently A.D.S.R. Behala, Mouza: Sirty, J.L. No. 11, C.S. Khatian No. 398 under Khatian No. 397 & R.S. Khatian No. 398, R.S. Dag. 448, being Municipal Premises No. 72, Majlish Ara Road, (Mailing address 37, Majlish Ara Road, Sirty Sukanta Pally, Post Office: Paschim Putiary), Police Station: Behala, within the K.M.C. ward No. 121, within Kolkata Municipal Corporation Borough : XIV, Kolkata : 700041, on the terms and conditions settled between them.

AND WHEREAS having come to know the intention of the abovementioned Owners the Developer contacted the Owners and requested the Owners to allow to develop the said property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the K.M.C at its own initiative and expenses.

AND WHEREAS having come to know the intention of the Owners herein, the Developer contacted the Owners and requested the Owners to allow to develop the said property as desired by the Owners by constructing of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the K.M.C at its own initiative and expenses. That as per verbal discussion by and between the present owners and the present developer both the parties have entered into a Development Agreement for Construction with Power of Attorney on the 22nd day of October 2019, which was registered in the office of the District Sub-Registrar- II, at Alipore, District: 24-Parganas(South). That the said Development Agreement for Construction with Power of Attorney has been recorded in it's recorded in it's Book No. I, Volume No. 1602-2019, Pages from 297278 to 297337 being no. 160208281 for the year 2019. That the present owners have entered into the aforesaid Development Agreement with the present developer herein for the purpose of development of the said premises being Municipal Premises No 72, Majlish Ara Road, (Mailing address 37, Majlish Ara Road, Sirty Sukanta Pally, Post Office : Paschim Putiary), Police Station: Behala, within the K.M.C. ward No. 121, within Kolkata Municipal Corporation Borough XIV, Kolkata: 700041, District: 24-Parganas(South).

AND WHEREAS it has been provided in the said agreement dated 22.10.2019 that the said owners in their allotment shall be entitled to three 2 BHK flats out of which one 2 BHK flat on the 1st floor, Eastern side, measuring 50% of total 1st floor area, one 2 BHK 2nd floor and one 2 BHK flat on 3rd floor, measuring 50% of total floor area and 50% area ground floor with undivided proportionate share in the land of the proposed building and the rest of the flats of the

M/S ANANDA NIKETAN CONSTRUCTION
(Promoter)

Md. Subhan 

(Allottee)

proposed building with undivided proportionate share in the land in the said premises shall belong to the Developer herein for his investment and endeavour in erecting the proposed building and the Promoter herein shall have every right to deal with the same even by entering into agreement for sale with the intending purchasers of the same and by receiving the earnest money as well as the total consideration for the same.

A. AND, WHEREAS the Promoter herein prepared a building plan and submitted the (Allottee) said plan before the KMC and KMC sanctioned the said plan being Building Permit No. 202014102 dated 07/08/2020 for raising a G plus three storied building, consisting of several flats and car parking spaces.

B. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ under registration no. - _____.

C. The Allottee had applied for an apartment in the Project vide application no. _____ Dated _____ and has been allotted apartment flat on the Eastern side of the 3rd floor, being No. 3A measuring 825 sq.ft. super built-up area more or less and one car parking space in the ground floor [Location of the Parking], 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 A);

D. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

E. The parties hereby confirm that this agreement is in prescribed format of RERA Act, those the clauses, terms and conditions of this agreement, are not applicable, are specifically mentioned in this agreement and the those have not been specifically mentioned as not applicable will be deemed as applicable clauses to the parties of this agreement.

F. 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;

G. 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;

H. 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 para 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 para G;

The Total Price for the Apartment based on the carpet area is Rs. 33,70,000/- (Rupees Thirty Three Lacs Seventy Thousand) only ("Total Price");

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(Promoter)

Md. Suleman


Partner

(Allottee)

flat on the Eastern side of the 3rd floor, being No. 3A, and one car parking space in the ground floor being second from the northern side	Rate of Bungalow per Sqr.Mtr. : Rs. 3566/- (Rupees Three Thousand Five Hundred Sixty Six) only
Price (in Rupees)	Rs. _____ /- (Rupees _____) only

GST on Rs. _____ is as follows:

1. Price of Flat and Car parking space	Rs. 33,70,000/- (Thirty Three Lacs Seventy Thousand) only.
2. GST (on above price)	Rs. _____
TOTAL PRICE	Rs. 33,70,000/- (Thirty Three Lacs Seventy Thousand) only.

Explanation:

(1) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment;

(ii) The Total Price above includes Taxes (whatever taxes chargeable to 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 Plot 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

M/S ANAND NECTAN CONSTRUCTION

(Promoter)

Md. Subman J. Bore

(Allottee)

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, plot 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.

[Applicable in case of an apartment] 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* 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. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1.2 of this Agreement.

Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Plot as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Plot;
- (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 Plot includes recovery of price of land, construction of the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting 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 agrees that the Apartment along
(Promoter) (Allottee)

M/S ANANDA ANEKA CONSTRUCTION

Md. Sulaman [Signature]

with car 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.

The Promoter agrees to pay all outgoings before transferring the physical possession of the plot 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.

1.11 The Allottee has paid a sum of Rs. 3,70,000/ (Rupees Three Lakh Seventy Thousand 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

ANANDA NIKETAN CONSTRUCTION

A/C, Ac No. : BANK OF INDIA

IFSC Code: : JODHPUR PARK BR.

payable at Kolkata

(Promoter)

(Allottee)

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

1.13 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 installment 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").

M/S ANANDA NAGAR CONSTRUCTION

Md. Sulaman 

(Promoter)

Partners

(Allottee)

case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 90 days of receiving the occupancy 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 continue to be liable to pay maintenance charges as applicable.

Possession by the Allottee - After obtaining the occupancy 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 if 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.

M/S ANANDI REALTY CONSTRUCTION
Md. Suleman 
Partner

(Promoter)

(Allottee)

6. CONSTRUCTION OF THE PROJECT

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] 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 applicable state laws and rules 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/PLOT

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 December, 2024, unless there DECEMBER 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 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.

Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, 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 fulfillment 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

(Promoter)

(Allottee)

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;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (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 and 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 the 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,

M/S ANANDA KIRITAN CONSTRUCTION

Md. Sulman 

(Promoter)

Partners

(Allottee)

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.

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 under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for 03 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.

M/S ANANDA NIKETH CONSTRUCTION

Md. Sulaiman 

(Promoter)

Pericere

(Allottee)

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 03 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*. 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 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.

[Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

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 is/her right to the use of Common Areas shall be subject to timely payment of

M/S ANANDA KIRITAN CONSTRUCTION

M/D. Sulaman

(Promoter)

J. B. B. Partners

(Allottee)

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 Service Areas: The service areas, if any, as located within the WOODS VILLE (project name), 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 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. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of an 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.

17. 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 authority (ies) except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in

M/S ANANDA NIKETAN CONSTRUCTION

Md. Suleman 

(Promoter)

(Allottee)

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.

24. 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.

25. 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 Apartment in the Project.

26. 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.

27. 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, in Raipur 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 Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Raipur.

M/S ANANDA NIKETA CONSTRUCTION

Mr. Subman



(Promoter)

PATNAB

(Allottee)

28. 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: (1) SRI BIDHAN ROY

Allottee Address: 111/1/6, Raja Ram Mohan Roy Road, Purba Barisha, P.O. – Purba Barisha, P.S. – Behala, Kolkata – 700078

Mobile No. _____

E-Mail ID _____

PROMOTER Name : ANANDA NIKETAN CONSTRUCTION

Authorized Signatory: (i) Mr. Tapas Bose, (ii) Md. Md. Suleman

PROMOTER Address: 60 (new) 41/A (old) Janupukur Road, P.o-shaking P.S.Gasfe, Kol-700031

Mobile No.: 7003581767

email-id: _____@gmail.com

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.

29. 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.

30. 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.

DISCLAIMER :

The Promoter provide the information contained herein to the best of their knowledge. Every effort is made to ensure that the information provided is accurate and up to date. However promoter do not give gurantee or warrant the accuracy, completeness or authenticity of the information provided. Buyer should make his/her inquiries and obtained independent professional advice tailored his/her specific requirement before making any legal, financial or real estate decision.

- The flat is being sold in its specific condition as per specification is made in agreement. All inspection is the responsibility of purchaser. The seller will not be responsible for any issue discovered after sale regarding specification.
- The promoter is not responsible for any change in the marker condition or any investment value of the property.
- Future development of the area that could effect the property.
- The images used are for information purpose only and may not reflect the exact features of the property.

(Promoter)

(Allottee)

31. 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.

32. Allottee agrees that he/she shall not put up any name or sign board, neon sign Publicity or advertise material, hanging of clothes etc. on the external facade of building or anywhere on exterior of the building or common area.

33. RESTRICTION TO USER ADDITION & ALTERATION:

That Allottee agrees that the said building can be used only for residential purpose and the construction shall be done as per the prevailing byelaws of the local authority.

That Allottee agree that Allottee shall after possession, use the said building, only for the residential purposes and will not use it illegal or unlawful purposes, same for any commercial building.

34. The Allottee shall have no objection in case the Promoter creates a charge on the project land during the course of development of the project for raising loan from any bank/financial institution. However, such charge, if created, such charge, if created shall to be vacated before handing over possession of the property to the Allottee.

35. In case any additional stamp duty is required to be paid for registration of the agreement for sale that shall be borne by the allottee.

36. The Promoter shall be responsible for all taxes, cesses and assessments up to the date of registration of the sale deed or up to the end date of the payment schedule whichever is earlier and from such date onwards the tax liabilities including property tax / annual diversion rent etc. shall be borne by the Allottee.

37. The Allottee has/have also satisfied himself/ herself/ themselves regarding the size location, vastu, orientation, boundaries of the said building.

38. That in case of cancellation of the booking for any reason whatsoever, the cancellation deed will be executed only after going to the office of the registrar and thereby the Allottee will bear the cancellation cost of such deed. Only after that the allotment will be deemed as cancelled.

39. In case if any kind of installation/up-gradation, rates, cesses, charges, levies due to any legislation of any Government and/or Semi Government and/ or other departments body's order or directives or guidelines are demanded/ sanctioned/ imposed, then the Allottee will pay on demand to the Promoter, the additional expenditure incurred thereon individually and/or on a pro rata basis along with other

AVANDA NESTAW CONSTRUCTION

A. Sideman 

(Promoter)

Partners

(Allottee)

Allottees, as the case may be, along with proportionate charges of the expenses incurred leading to the installation of network and/or systems and/or equipments of all kinds whatsoever, and these charges shall be treated, as unpaid sale price of the building and the Promoter shall have lien on the property under this agreement for the recovery of such charges.

40. The Allottee do hereby covenant with the Promoter as follows:

To use the property or any part thereof or permit the same to be used for the purpose as per agreement only, and shall not change use of the property.

Not to store/ dump any belongings in any of the common areas, park or roads nor shall he/she construct any temporary/ permanent structure thereon.

To maintain the said property at the Allottee's own cost in good condition from the date of possession of the property and shall not do anything non-permissible in the property or change / alter or make addition in or to the property itself or any part thereof.

Not to store in the property any goods which are hazardous, combustible or dangerous nature, or storing of which goods is objected by the law.

Not to demolish or cause to be demolished the property or any part thereof, at any time or make or cause to be made any addition or alteration of whatever nature in or to the common property or any part thereof and shall keep the portion, sewers, drains, pipes in the property and appurtenances thereof in good, tenantable repair and conditions, in case of having done so shall be liable to compensate the affected persons for the damages caused.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at _____ (city/town name) in the presence of attesting witness, signing as such on the day first above written.


SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

Signature _____

Name _____

Address _____

M/S ANANDA KIKETAH CONSTRUCTION
Md. Sulaiman 
(Promoter)

(Allottee)

Signature _____

Name _____

Address _____

Promoter:

ANANDA NIKETAN CONSTRUCTION

60 (new) 41/A (old) Tanupukur Road, P.o. ~~Dhakuria~~ P.S. Garfa, Kol-700031

At _____ on _____ in the presence of :

WITNESSES :

1. Signature _____

Name Address _____

2. Signature _____

Name Address _____

M/S ANANDA NIKETAN CONSTRUCTION

Md. Subman 
Partners

(Promoter)

(Allottee)

SCHEDULE-A

DESCRIPTION OF THE Apartment AND THE PARKING ALONGWITH BOUNDARIES IN ALL FOUR DIRECTIONS

All the piece and parcel of property bearing flat on the Eastern side of the 3rd floor, being no. 3A, measuring 825 sq.ft. super built-up area more or less, and one car parking space (120 sq.ft.) in the ground floor being second from the northern side of the ground plus three storied building C.S. Khatian No. 398, being Part of C.S. Das No. 448, Collectorate Touzi No. and Pargana, J.L. No. 111, R.S. & L.R. Dag 448, R.S. Khatian 398, L.R. Kathian - Mouza Sirity, in Municipal Premises No. 72, Majlish Ara Road, (Project name Dhruvatar Apartment) Mailing address 37, Majlish Ara Road, Sirity Sukanta Pally, Post Office: Paschim Putiary, Police Station: Behala, within the K.M.C. ward No. 121, Borough: XIV, Kolkata: 700041, within the present limits of Municipal Corporation Kolkata and is bounded by :-

- ON THE NORTH : 16-00"-wide Colony Road
ON THE SOUTH : By Plot No. 3
ON THE EAST : By 20'-00" (feet) Wide Colony Road
ON THE WEST : Land of Dag No. 447

SCHEDULE "B" - Building plan of House

Enclosed herewith

SCHEDULE "C" - PAYMENT PLAN BY THE ALLOTTEE

Enclosed herewith

On or before execution : Rs. 3,70,000/ (Rupees Three Lakh Seventy Thousand only)

After 3rd slab casting : Rs. 11,00,000/- (Rupees Eleven Lakh only)

(Promoter)

(Allottee)

After 4th slab casting : Rs. 3,00,000/- (Rupees Three Lakh only)
After top floor brick work : Rs. 3,00,000/- (Rupees Three Lakh only)
After completion of inside : Rs. 3,00,000/- (Rupees Three Lakh only)
And outside plaster
After completion of finish : Rs. 8,00,000/- (Rupees Eight Lakh only)
Floor putty, toilet, kitchen,
doors, windows, etc.
Balance amount at the : Rs. 2,00,000/- (Rupees Two Lakh only)
Time of possession subject
to disbursement of House
Building Loan from the Bank.
