

AGREEMENT for sale

Date:

Nature of Document: Agreement For Sale

Parties: Collectively, the following which will include their and each of their respective heirs, executors, administrators, legal representatives and assigns.

(1) DR. CHANDA NAHA, wife of Sri. Ashim Kumar Naha, **(having PAN-AEWPD9075Q & having AADHAAR NO. 6198-6671-7490 and PHONE NO. 8777737448)** & **(2) SRI. ASHIM KUMAR NAHA**, son of Sri. Satyendra Nath Naha, **(having PAN- ADFPN4730L & having AADHAAR NO. 9416-1625-4607 and PHONE NO. 8777737448)** both are by faith – Hindu, by Nationality - Indian, by Occupation – Service & Retired Person, both are residing at I-23/1, B.P. Township, Dakshini – 2, Flat No. 910, P.O. – Panchasayar, P.S. – Patuli, Kolkata – 700094, District: South 24 Parganas, represented by his Constituted Attorney, executed and registered General Power of Attorney dated 09.10.2020 in favour of **M/S. RIA CONSTRUCTION**, represented by its Proprietor **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, by faith Hindu, by Nationality – Indian, by Occupation – Business, residing at 1133, Green Park, 1st Floor, P.O. - Mukundapur, P.S. - Purba Jadavpur, Kolkata – 700 099, registered at the Office of the D.S.R-V, Alipore at South 24 Parganas and recorded in Book No. I, Volume No. 1630-2020, Pages From 85292 to 85326 as **Being No. 163002265 for the year 2020**, hereinafter called the **‘OWNER’** of the **ONE PART**.

AND

Purchaser: (1) SRI./SMT.,
son/daughter/wife of, **(having PAN-, having AADHAAR NO. and having PHONE NO.)** by Occupation -, by Faith - Hindu, by Nationality – Indian, residing at, P.S. -, P.O. -, Kolkata-, in the District of, State-West Bengal, hereinafter called ‘the **PURCHASER** of the **SECOND PART**.

AND

DEVELOPER: M/S. RIA CONSTRUCTION, having PAN - ALXPS1254N, having its registered office at 579, Purbalok, Kalikapur, P.O-Mukundapur, P.S-Jadavpur, Kolkata-700099 represented by its Proprietor, **MR. SANJAY KUMAR SINGH,** son of Sri Lal Deo Singh, **(having PAN- ALXPS1254N, having AADHAAR NO. 279956646180, having PHONE NO. 9831742572),** by faith Hindu, by Nationality – Indian, by occupation – Business, residing at 1133, Green Park, 1st Floor, P.O-Mukundapur, P.S-Purba Jadavpur, Kolkata – 700 099 hereinafter called the **DEVELOPER** of the **THIRD PART.**

Subject of Agreement:

Transfer of said flat and Appurtenances:

Said Flat: ALL THAT piece and parcel of one facing Residential Flat No....., having super built up area **Sq. Ft.** more or less on Floor with **Tiles** Flooring consisting of (.....) Bed Rooms, (.....) Dining Cum Kitchen Room, (.....) Balcony, (.....) Bath, and (.....) W.C of the G+IV Storied Building named as **“SANTI ENCLAVE”** lying and situated at **ALL THAT** piece and parcel of the land measuring **5 Cottahs 10 Chittacks 20 Sq.Ft.** more or less, situate and lying at Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, Mouza - Barakhola, J.L. No. 21, under L.R. Dag No. 143, appertaining to L.R. Khatian No. 311& 312, being Municipal **Premises No. 1433, Mukundapur,** within the limits of the Kolkata Municipal Corporation, under **Ward No. 109,** Borough – XII, **P.S. – Purba Jadavpur,** P.O. – Mukundapur, **Kolkata – 700099,** under **District: South 24 Parganas,** having Assessee No. 31-109-07-1433-1, morefully described in the **SECOND SCHEDULE** hereunder written (hereinafter called the **SAID PROPERTY**).

Land Share: Undivided, impartible, proportionate and variable share in the land comprised in the said property as is attributable to the Said Flat (Land Share). The Land Share is /shall be derived by taking into consideration the proportion which the super built up area of the Said Flat bears to the total super built up area of the Said Building.

Share in Common Portions: Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the Said Building and in the Said Building as is attributable to the Said Flat (Share in Common Portions), the said common areas, amenities and facilities being described in the **THIRD SCHEDULE** hereunder written (collectively Common Portions). The Share in Common Portions is /shall be derived by taking into consideration the proportion which the super built up area of the Said Flat bears to the total super built up area of the Said Building.

Background:

Ownership of the Landowners: By virtue of the events and in the circumstances, the Landowners became the absolute owner of the Said Property, free from all encumbrances and were in peaceful possession thereof, described as follows:

WHEREAS One Manotosh Kumar Lodh, son of Upendra Kumar Lodh purchased a piece of land measuring more or less **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** being Scheme Plot No. 86, Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, lying at Mouza - Barakhola, J.L. No. 21, under Khatian No. 147, appertaining to Dag No. 143, under P.S. - Purba Jadavpur, District South 24 Parganas, through a registered Deed of Conveyance and after the said purchase he became sole and absolute owner

of the said property and later on he gifted the entire property to his father Upendra Kumar Lodh by a registered Deed of Gift. And by virtue of the said Deed of Gift Sri. Upendra Nath Lodh, s/o Late Nishi Kumar Lodh became sole and absolute owner of this property.

AND WHEREAS Sri. Upendra Nath Lodh thereafter sold, transferred and conveyed in favour of **DR. CHANDA NAHA & ASHIM KUMAR NAHA ALL THAT** piece and parcel of land measuring about **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** along with Kancha Structure roof tiles measuring 150 Sq.Ft. being Scheme Plot No. 86, Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, lying at Mouza - Barakhola, J.L. No. 21, under Khatian No. 147, appertaining to Dag No. 143, under P.S. - Purba Jadavpur, being K.M.C. Premises No. 1433 Mukundapur, within the limits of the K.M.C. Borough – XII, Ward No. 109, District South 24 Parganas, with all easements and appurtenances thereon, through a Deed of Sale dated 26/11/1997, which was registered in the Office of D.S.R. – III, Alipore at South 24 Parganas, and recorded in Book No. I, Volume No. 106, Pages From 257 to 268, **Being No. 4087 for the year, 1997.**

AND WHEREAS the said Sri. Upendra Nath Lodh also execute a Deed of Declaration on dated 31/03/1998 for corrected position of the boundary measurement of the land and the said deed was dully registered in the office of D.S.R. – III, Alipore at South 24 Parganas, and recoded in Book No. I, Volume No. 72, **Being No. 1197 for the year 1998.**

AND WHEREAS by virtue of the said purchase **DR. CHANDA NAHA & ASHIM KUMAR NAHA** the Owners herein became sole, absolute and exclusive owner of the **ALL THAT** piece and parcel of **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** of land situated at Mouza - Barakhola, J.L. No. 21, Khatian No. 147, appertaining to Dag No. 143, P.S. Purba

Jadavpur, District South 24- Parganas, being K.M.C. Premises No. 1433, Mukundapur, Ward No. 109, Borough - XII, having Assessee No: 311090714331 together with structure, which is free from all encumbrances, liens, lispence attachment etc., and has been possessing the same as her exclusive and absolute property without any objection and/or interference from anybody.

AND WHEREAS DR. CHANDA NAHA, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha the owner herein mutate the said property in the record book of the K.M.C. and the K.M.C. authority numbered the said **Premises as 1433, Mukundapur** and generated a new **Assessee No: 31-109-07-1433-1** in the name of the present owner details and began to enjoy the same by paying taxes thereto.

DEVELOPMENT AGREEMENT:

Said Land owwner, **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha entered into a Development Agreement, on dated 8th October, 2020 with **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, the Developer herein, for constructiong a multi-storied building on the said land, under some terms and condition mentioned in the said Development Agreement which was registered at the Office of the D.S.R. – V, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1630-2020, Pages From 79378 To 79416, **being No. 163002123 for the Year 2020.**

GENERAL POWER OF ATTORNEY:-

The said land owner **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, execute a

Development Power of Attorney after Registered Development Agreement dated 9th October, 2020 and registered in the office of D.S.R. – V, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1630-2020, Pages From 85292 to 85326, being **No. 163002265, for the year 2020**, appointing the said **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, as his Constituted Attorney.

SUPPLEMENTARY DEVELOPMENT AGREEMENT:

Said Landowner, **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha also execute a Supplementary Development Agreement, on dated 8th October, 2021 with **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, the Developer herein, for constructiong a multi-storied building on the said land, under some terms and condition mentioned in the said Development Agreement which was registered at the Office of the D.S.R. – V, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1630-2021, Pages From 161489 To 161523, **being No. 163004271 for the Year 2021.**

BOUNDARY DECLARATION FOR K.M.C:

Thereafter the said **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, having **PAN - ALXPS1254N**, and its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its

Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, registered One Boundary Declaration for KMC, which was duly registered on dated 16th September, 2022 in the office of D.S.R. – II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2022, Pages From 442210 to 442223, being **No. 160212593, for the year 2022.**

K.M.C. DEED OF GIFT (CORNER/SPLAYED):

DR. CHANDA NAHA, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, also execute One Declaration (Common Passage), which was duly registered on dated 16th September, 2022 in the office of D.S.R. – II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2022, Pages From 442195 to 442209, being **No. 160212594, for the year 2022.**

PLAN SANCTION:

With the intention of developing and commercially exploiting the said Property by constructing the said Building thereon and selling spaces therein (Flats/Garage/Shops), the Developer has got a building plan vide its **B.P. No. 2022120505**, dated 08.02.2023 for construction of a **G+IV** Storied Building over the said premises sanctioned by the Kolkata Municipality Corporation. The Developer/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;

Construction of Building: The said Developer/Promoter is constructing a multi-storeyed building namely "**SANTI ENCLAVE**" known the said land more fully described in the **FIRST SCHEDULE** hereunder written.

Super Built Up Area: Here Super Built Up Area means the total covered area plus proportionate share of service area.

Registration under RERA: The Developer/Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ BEING No. _____; on _____ under registration.

Application and allotment: The Purchaser/s or Allottee/s has/have applied for a Flat/Apartment in the Project vide Application No. _____ dated _____ and has been allotted the said Flat/Apartment No. _____ having area of _____ square feet and plot for garage/closed parking admeasuring _____ square feet (if applicable) in the [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas ("more fully described in the **THIRD SCHEDULE** herein) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**SAID FLAT**" more particularly described in **SECOND SCHEDULE**);

Confirmation by both Parties: The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

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;

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;

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/Plot] and the garage/closed parking.

Agreement to Record: Pursuant to the aforesaid application made by the Purchaser and the allotment made by the Developer, this Agreement is being entered into between the parties for recording the conclusive and comprehensive terms and conditions (superseding all previous documents and understandings) for sale of the Said Flat and Appurtenances by the Developer to the Purchaser.

Conditions Precedent:

Acceptance of Conditions Precedent: The Parties have accepted and agreed that the following are and shall be the conditions precedent to this Agreement:

Financial and Other Capacity of Purchaser/s: The undertaking of the Purchaser/s to the Developer that the Purchaser/s has/have the financial and other resources to meet and comply with all financial and other obligations under this Agreement, punctually.

Satisfaction of the Purchaser/s: The undertaking of the Purchaser/s to the Developer that the Purchaser/s is/are acquainted with, fully aware of and is thoroughly satisfied about the title of the Landowner, the Plan,

all the relevant papers in respect of the property, the right of the Purchaser to enter into this Agreement and the extent of the rights being granted in favour of the Purchaser, and shall not raise any objection with regards thereto.

Measurement: As regards Super Built Up Area of the Said Flat, the Parties confirm, accepts and assure each other that the certificate of Architect and/or Architects as appointed by the Developer from time to time shall be final and binding upon the Parties. At the time of delivery the Purchaser/s may appoint his own Architect for verifying the measurement of the said flat. The net price (mentioned below) shall increase or decrease on the basis of the final measurement of the said Flat.

Rights Confined to Said Flat And appurtenances: The undertaking of the Purchaser/s to the Developer that the right, title and interest of the Purchaser is confined only to the Said Flat And Appurtenances and the Developer is entitled to deal with and dispose of all other portions of the Said Property and the Said Building to the third Parties at the sole discretion of the Developer, to which the Purchaser/s, under no circumstances, shall be entitled to raise any objection.

Covenants: The mutual agreement and acceptance by and between the Parties that (1) the covenants of the Purchaser/s (Purchaser's Covenants) and the covenants of the Developers (Developer's Covenants) as mentioned below shall perpetually run with the land, (2) the Purchaser's Covenants and the Developer's Covenants (collectively Covenants) shall bind him/them and his/their successors-in-title or interest and (3) this Agreement is based on the undertaking that the

Purchaser's Covenants and the Developer's shall be strictly performed by the Purchaser and Developer, respectively.

Common Portions Subject to Change: The mutual agreement and acceptance by and between the Parties that although the Common Portions are described in the **THIRD SCHRDULE** hereunder written, the said description is only indicative and is not intended to bind the Developer, be entitled to modify, improve or otherwise improvise upon the Common Portions and the Purchaser shall not have any claim, financial or otherwise, against the Developer for such change.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, CONVENANTS, ASSURANCES, PROMISES AND AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

1. TERMS & CONDITION:

Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee/Purchaser and the Allottee/Purchaser hereby agrees to purchase, the said PROPERTY/APPARTMENT/FLAT more fully described in the SECOND SCHEDULE herein.

The Total Price for the PROPERTY/APPARTMENT/FLAT based on the carpet area is Rs. _____ (Rupees _____ only ("**Total Price**") (Give break up and description):

Block/Building/Tower No..... Apartment No..... Type. Floor.	Rate of Apartment as per Sq.Ft.
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*Provide break up of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

[AND] [if/as applicable]

Garage/Closed Parking – 1	Price for 1
Garage/Closed Parking – 2	Price for 2

Explanation:

- i. The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/Plot];
- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess 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/Plot]:
 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/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 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 **FIFTH SCHEDULE** ("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 feet as agreed in this Agreement.

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

- i. The Allottee shall have exclusive ownership of the [Apartment/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 [Apartment/Plot] 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 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/Plot] 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 **“SANTI ENCLAVE”** 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/Plot] 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/Plot] 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/Plot] 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 **FIFTH SCHEDULE** ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the [Apartment/Plot] 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 _____ [Please insert the relevant laws in force] 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/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The

Promoter, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] 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/Plot], 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/Plot], 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/Plot] 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 case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within _____ days of receiving the occupancy certificate* of the Project.

Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] 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/Plot] 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/Plot] 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/Plot] (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/Plot], 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/Plot].

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- 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/Plot];
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] 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/Plot] 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/Plot] 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/Plot] 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/Plot] 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, 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/Plot] 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/Plot].

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 _____ 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/Plot] 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/Plot] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] 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/Plot].

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/Plot] on the specific understanding that is/her 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/Plot] 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 **“SANTI ENCLAVE”** 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/Plot] 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/Plot], 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/Plot] and keep the [Apartment/Plot], 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/Plot] 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/Plot]. 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/Plot] 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/Plot], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Plot]/ 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 authority(ies) 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/Plot/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/Plot/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/plot/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/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] 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/Plot] bears to the total carpet area of all the [Apartments/Plots] 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, in _____ 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 _____.

30. ADVOCATE FOR REGISTRATION:

Shall mean **SRI. SANTANU ADHIKARY**, residing at Teghoria, Sonarpur, Kolkata – 700150, (**Having Ph. No. 8910024498 & Email: sansus1105@gmail.com**) appointed by the Developer for the purpose of preparation of this Agreement, Sale Deed and other instruments for transfer of the Residential Flats/Car Parking/Shop and others all in the said G+IV Storied Building named as “**SANTI ENCLAVE**” to be constructed.

31. 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.

32. 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.

33. 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.

34. 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.

35. ADDITIONAL WORK :

Increased costs due to any variation or additional/extra work over and above the specifications given in the **FIFTH SCHEDULE** below (Specifications) or Plans or extra work done for the Said Flat as per desire of the Purchaser, variation in Specifications shall mean variation/change of specification subject to the approval of the concerned authority. Instruction in writing for such variation or additional/extra work as per the desire of the Purchaser should reach the Developers along with payment of the estimated expenses thereof, prior to execution of the work.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Premises)

ALL THAT piece and parcel of the land measuring **5 Cottahs 10 Chittacks 20 Sq.Ft.** more or less, situate and lying at Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, Mouza - Barakhola, J.L. No. 21, under L.R. Dag No. 143, appertaining to L.R. Khatian No. 311& 312, being Municipal **Premises No. 1433, Mukundapur**, within the limits of the Kolkata Municipal Corporation, under **Ward No. 109**, Borough – XII, **P.S. – Purba Jadavpur**, P.O. – Mukundapur, **Kolkata – 700099**, under **District: South 24 Parganas**, having Assessee No. 31-109-07-1433-1,

together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by

ON THE NORTH : Plot No. 77;
 ON THE SOUTH : 30' Wide Common Passage;
 ON THE EAST : 20' Wide Common Passage;
 ON THE WEST : Plot No. 85 of A.B. Dutta

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Flat)

ALL THAT piece and parcel of one facing Residential Flat No....., having super built up area **Sq. Ft.** more or less on Floor with **Tiles** Flooring consisting of (.....) Bed Rooms, (.....) Dining Cum Kitchen Room, (.....) Balcony, (.....) Bath, and (.....) W.Cof the G+IV Storied Building named as “**SANTI ENCLAVE**” consisting of several self contained flats, Car Parking Spaces, and other spaces **TOGETHER WITH** undivided proportionate share of land fully described in the **FIRST SCHEDULE** hereinabove written **TOGETHER WITH** right to enjoy the proportionate share or interest in the common areas and parts of the said building, fully described in the **THIRD SCHEDULE** hereunder written subject to payment of proportionate common expenses applicable to the said Flat mentioned in the **FOURTH SCHEDULE** hereunder written **TOGETHER WITH** the Net price shall be paid in the manner mentioned in the **FIFTH SCHEDULE** hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Particulars of the Common areas and Parts)

The Owner, Intending Purchasers entitled to Common user of the Common areas and the Common Parts mentioned in this Indenture shall include:

- Staircase on all the Floors.
- Staircase leading on all floors.
- Main gate of the said building/Holding and common passage and lobby on the Ground Floor to Top Floor.
- Water Pumps, Water Tank, Water Pipes and overhead Tank on the ultimate roof and other common plumbing installation and also Pump.
- Installation of Common Services viz. Electricity, Water Pipes, Sewerage, Rain water pipes.
- Lighting in common space, passage, staircase including electric Meter, and its fittings.
- Common Electric Meter and Box.
- Electric wiring, Meter for lighting staircases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required thereof, common walls in between the Units, and any other unit beside the same on any side thereof.
- Windows, Doors, Grills and other fittings of the common areas of the Holding.
- A demarcated portion of the top roof of the Said Building shall remain common to all residents of the Said building (Common Roof)

- Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said Holding of the building as are necessary for use and occupancy of the units.
- Electrical wirings, Meters (excluding those installed for any particular flat).
- All other facilities or elements or any improvement outside the Flat but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- The foundation, corridor, lobbies, stairways, entrance and exists, Pathways, Footings, columns, Girders, Beams, Supports and exterior walls beyond the said UNIT, side or interior load bearing walls within the building or concrete Floor Slab except the roof slab and all concrete ceiling and all staircase in the said building.
- Lift & Lift Wall

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

The Owner herein and Co-Owners within the Building shall have to bear proportionately :

- The expenses of administration, maintaining, repair, replacement of the common parts, equipments, accessories, common areas and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the staircases, the landings, the gutters, the rainwater pipes, electric pumps, water gas pipes, electric wiring installations, sewerages, drains and all

other common parts, fixtures, fittings and equipments in under or upon the building enjoyed or used in common by the owner, developer and intending Purchaser or other occupiers thereof.

- The cost of clearing, maintaining and lighting the main entrance, passage, landings, staircase and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
- The costs and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
- The cost of decorating the exterior of the building.
- The cost of repairing and maintenance of water pump, electrical installations, over lights and service charges and supplies of common utilities.
- Such other expenses as are necessary or incidental expenses for maintenance and upkeep of the building and Govt. duties, as may be determined by the Flat and/or Unit Owner's Association as shall be formed by the Flat-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provision of West Bengal Apartment Ownership Act. and bye-laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.

THE FIFTH SCHEDULE ABOVE REFERRED TO

Mode of Payment

Part-I

Total Consideration of the Flat

Rs./-

Part-II

On Booking money	Rs./-
On Agreement	Rs.....
After completion of	Rs.....
After completion of	Rs.....
On Possession/Registration of the Flat (whichever is earlier)	Rs.....
Grand Total	-----

THE SIXTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION WORK)

❖ **TYPE OF STRUCTURE :**

The building shall be of R.C.C. framed structure as per plan sanctioned.

❖ **PARAMETER WALLS:**

All exterior brick walls shall be 8" thick constructed with Brick of approved quality of cement & sand mortar (1:6) partition walls shall be 5" & 3' thick with brick of approved quality of cements,, sand, mortar (1:4) and shall be completed with plaster of Paris after plastering.

❖ **EXTERIOR FINISHED PLASTERING WALLS:**

- Cement and sand (1:6) plaster will be provided on the walls surface and weather coat paint will be applied as per the exterior elevation and all exposed wood (4" x 2"/2') frame and 1 Y2 thick gamari wooden single leaf, panel door fitted with magic eye.

- All doors inside the flat will be of SALWOOD FRAME (3"x2") the doors will be single leaf flash door and the windows will be made of Anodized Aluminum Channel window and steel grills for protection internally if required All door will be painted white by default.

- Long 8" and 4" chitkinis and necessary fittings of good/ approval quality will be fitted with doors and windows as and where required.

❖ **TOILETS:**

- One Indian type white pan and/or commode with low level P.V.C. cisterns in each toilet (Hindware Or Parryware), Colour – White.

- One No. C.P. Shower and wall mixture of standard. make in each bath room.

- 2-2" x 16" hand wash basin with pedestal stand of Hindware or parryware of white colour.

- Two steel taps.

- Anti Skid Tile Flooring.

- Glazed tiles with dado of 6 feet height.

- Gyzer point

- Comod Shower.

❖ **KITCHEN:**

- Brick partition walls with black granite top (No intermediate Slab).

- Two steel taps

- 4 5Amps/ 15 Amps Socket with switch will be provided.

- 2'-0" height glazed tiles on walls above cooking platform and sink

- Exhaust hole.

❖ **ELECTRIC SUPPLY:**

Copper wiring fully concealed for necessary fans, lights, exhaust fans, every room will be provided AC Points. Telephone and cable T.V. point will be provided in living room and master bedroom with all plugs, switch board along with switch, calling bell point. The Security Deposit with the CESC) will be paid by the Owner of the individual FLATS.

❖ **FLOORING:**

Flooring will be made of Vitrified Ceramic Floor Tiles all throughout of reputed brand.

❖ **WATER SUPPLY:**

24 hours water supply.

IN WITNESS WHEREOF the **parties** hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED

by the **VENDOR** above named
in the Presence of:

1.

2.

SIGNATURE OF THE VENDOR

SIGNED, SEALED AND DELIVERED

by the **DEVELOPER** above named
in the Presence of :

1.

2.

SIGNATURE OF THE DEVELOPER

SIGNED AND DELIVERED by
The **PURCHASER** above named
in the Presence of :

1.

2.

SIGNATURE OF THE PURCHASER

Received of and from the within named Purchasers the sum of Rs.
...../- (Rupees Only)
by way of earnest money paid by the Purchasers to the Owner herein as
per Memo below :

..... Rs...../-

MEMO OF CONSIDERATION

Date	<u>CHEQUE NO.</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>

		TOTAL	
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WITNESSES

- 1.
- 2.

SIGNATURE OF THE DEVELOPER

Drafted & Prepared at my office,

(SANTANU ADHIKARY)

Advocate

High Court, Calcutta,

Kolkata - 700001,

Enrl No. F/2420 of 2018

Phone No. 8910024498 / 8274938991