

**This Agreement for Sale ("Agreement") executed on this**  
 \_\_\_\_\_ **day of \_\_\_\_\_,**  
**2023 (Two Thousand Twenty Three), A.D;**

**BY AND BETWEEN**

**[1] SHRI KALI CHARAN MORE @ K. C. MORE (PAN - AEZPM6801J) (AADHAR NO. 8125 4366 6459)**, son of Late Puran Mal More, by faith-Hindu, by occupation- business, by nationality – Indian, at present residing at KMC Pre. No. 103, Shovabazar Street, P. O. - Hatkhola, P.S.- Shyampukur, Kolkata- 700 005, **[2] SHRI MANOHAR LAL MORE @ M. L. MORE (PAN - AEZPM9401N) (AADHAR NO. 7959 6595 9498)**, son of Late Puran Mal More, by faith- Hindu, by occupation- business, by nationality – Indian, at present residing at KMC Pre. No. 103, Shovabazar Street, P. O. - Hatkhola, P.S.- Shyampukur, Kolkata- 700 005, **[3]SHRI LALIT KUMAR MORE (PAN - AESPM5629R) (AADHAR NO. 7931 6413 9701)**, son of Late Puran Mal More, by faith- Hindu, by occupation-business, by nationality – Indian, at present residing at KMC Pre. No. 103, Shovabazar Street, P. O. - Hatkhola, P.S.- Shyampukur, Kolkata- 700 005, **[4]SHRI CHANDRA PRAKASH MORE (PAN - AFEPM0219A) (AADHAR NO. 7256 2568 8076)**, son of Late Puran Mal More, by faith- Hindu, by occupation- business, by nationality – Indian, at present residing at Flat No. 1H, First Floor, Gulmohar, 4, Chakraberia Lane North, Near Jai Hind Dhaba, P.S. – Bhawanipore, Kolkata – 700 020 and also at KMC Pre. No. 103, Shovabazar Street, P. O. - Hatkhola, P.S.- Shyampukur, Kolkata- 700 005 and **[5] SHRI RAJ KUMAR MORE (PAN - ADVPM7993E) (AADHAR NO. 7096 5715 4712)**, son of Late Puran Mal More, by faith-Hindu, by occupation- buisness, by nationality – Indian, at present residing at KMC Pre. No. 103, Shovabazar Street, P. O. - Hatkhola, P.S.- Shyampukur, Kolkata- 700 005;all the above named persons are represented by their constituted attorney – **M/s. DITYE INFRA LLP** (LLP Identification No: AAQ-7258),**[PAN - AAQFD4985M]**, a limited liability partnership incorporated underSection 23(4) of Limited Liability Partnership Act, 2008, having it’s registered office at TOBACCO HOUSE”, 1 Old Court House Corner, Room No-523, 5<sup>th</sup> Floor, Kolkata-700001, represented by it’s Designated Partner – **SHRI NISHCHINTH JALAN** (PAN- ADG PJ7692 E), (AADHAR NO. 2861 7853

**7508** ),son of Shri Suresh Jalan, by faith – Hindu, by occupation – Business, residing at STEPHEN HOUSE, Room No-47, 3<sup>rd</sup> Floor, 4, B.B.D Bag (East), P. O. - G.P.O, KOLKATA, P.S.- Hare Street, Kolkata-700001 vide Development Agreement and Development Power of Attorney dated 25.02.2020 duly registered with A.R.A-II, Kolkata and recorded in Book No.I, Volume No.1902-2020 Page No.44491 to 44573 being Deed No.190201045 for the year 2020. On 28.01.2021, subsequently rectified through a Deed of Declaration registered in the office of the ARA-II, Kolkata recorded in Book No. being Deed No.190200592 for the year 2021, hereinafter shall be called and referred to as the **“OWNERS/ VENDORS”** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/s. DITYE INFRA LLP** (LLP Identification No: AAQ-7258),[**PAN - AAQFD4985M**], a limited liability partnership incorporated under Section 23(4) of Limited Liability Partnership Act, 2008, having its registered office at TOBACCO HOUSE”, 1 Old Court House Corner, Room No-523, 5<sup>th</sup> Floor, Kolkata-700001, represented by its Designated Partner – **SHRI NISHCHINTH JALAN (PAN- ADG PJ7692 E), (AADHAR NO. 2861 7853 7508** ),son of Shri Suresh Jalan, by faith – Hindu, by occupation – Business, residing at STEPHEN HOUSE, Room No-47, 3<sup>rd</sup> Floor, 4, B.B.D Bag (East), P. O. - G.P.O, KOLKATA, P.S.- Hare Street, Kolkata-700001 authorized vide \_\_\_\_\_, hereinafter permitted assignees, including those of the respective partners).

**AND**

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

The Promoter and Allottee shall hereinafter collectively be referred to as the

"Parties" and individually as a "Party".

**WHEREAS** at all material times Jagat Chandra Roy Chowdhury, Pratap Chandra Roy Chowdhury and Sarat Chandra Roy Chowdhury, all sons of Raj Chandra Roy Chowdhury were absolutely seized and possessed of the premises No. 48, Sovabazar Street in the town of Calcutta. Subsequently, the said Sri Jagat Chandra Roy Chowdhury died intestate leaving behind him, surviving his only son Sri Sadhu Charan Roy Chowdhury, who inherited all right, title and interest in respect of the undivided 01/3<sup>rd</sup> share and/or interest of Late Jagat Chandra Roy Chowdhury in the said premises No. 48, Sovabazar Street, Calcutta.

**AND WHEREAS** said (1) Sri Sarat Chandra Roy Chowdhury (2) SriPratap Chandra Roy Chowdhury and (3) the said Sadhu Charan Roy Chowdhury, being the only son of Late Jagat Chandra Roy Chowdhury, were also at all material times after death of said Sri Jagat Chandra Roy Chowdhury, were absolutely seized and possessed of the Premises No. 49, Sovabazar Street in the town of Calcutta along with said premises No. 48, Sovabazar Street in the town of Calcutta.

**AND WHEREAS** the said two premises, i.e. premises No. 48, Sovabazar Street, Calcutta and Premises No. 49, Sovabazar Street, Calcutta were subsequently amalgamated and numbered as one Municipal Premises No. 103, Sovabazar Street, Calcutta-700 005.

**AND WHEREAS** said Pratap Chandra Roy Chowdhury died intestate in the Bengali Year 1307 or 1901 A.D., leaving behind him surviving his four sons as heirs and legal representatives – Kali Prasanna Roy Chowdhury, Shyama Prasanna Roy Chowdhury, Guru Prasanna Roy Chowdhury and Hari Prasanna Roy Chowdhury, who were governed by and under the provisions of the Dayabhaga School of Hindu Law.

**AND WHEREAS** said Sadhu Charan Roy Chowdhury died intestate on or about 22<sup>nd</sup> Chaitra of Bengali Year 1315, leaving behind him surviving his only heir and legal representative – Brojoballav Roy Chowdhury governed by and under the provisions of the Dayabhaga School of Hindu Law, until his death.

**AND WHEREAS** said Sarat Chandra Roy Chowdhury died intestate in the Bengali Year 1322 or 1916 A.D., leaving behind him surviving his two sons as heirs and legal representatives – Sasanka Mohan Roy Chowdhury and Radha Charan Roy Chowdhury, who were governed by and under the provisions of the Dayabhaga School of Hindu Law.

**AND WHEREAS** while seized and possessed of or otherwise well and sufficiently entitled to as joint owner of the aforesaid property at Pre. No. 103, Sovabazar Street, Calcutta – 700 005, having undivided 1/12<sup>th</sup> share, by way of a registered Deed of Conveyance dated 05<sup>th</sup> of October, 1928, said Shyama Prasanna Roy Chowdhury, being vendor therein, against valuable consideration mentioned therein sold and transferred his undivided 1/12<sup>th</sup> share of Pre. No. 103, Sovabazar Street, Calcutta – 700 005 unto and to the use of his two brothers, namely - Kali Prasanna Roy Chowdhury and Guru Prasanna Roy Chowdhury, being the Purchasers therein and handed over the same forever to them free from all encumbrances. The said Deed of Conveyance was duly registered in the Calcutta Registration Office and recorded in Book No. I, Volume No. 91 from Pages 242 to 246 as Being No. 3878 for the year 1928.

**AND WHEREAS** said Radha Charan Roy Chowdhury died intestate in the Year 1933, leaving behind him surviving his two sons as heirs and legal representatives – Benoy Krishna Roy Chowdhury and Rupendra Krishna Roy Chowdhury, who were governed by and under the provisions of the Dayabhaga School of Hindu Law.

**AND WHEREAS** said Sasanka Mohan Roy Chowdhury died intestate in the Year 1943, leaving behind him surviving his two sons as heirs and legal representatives – Sushil Kumar Roy Chowdhury and Sudhir Kumar Roy Chowdhury, who were governed by and under the provisions of the Dayabhaga School of Hindu Law.

**AND WHEREAS** while seized and possessed of or otherwise well and sufficiently entitled to as joint owner of the aforesaid property at Pre. No. 103, Sovabazar Street, Calcutta – 700 005, having undivided 1/12<sup>th</sup> share, by way of a registered Deed of Gift dated 01<sup>st</sup> of September, 1948, said Hari Prasanna

Roy Chowdhury, being Donor therein, against consideration mentioned therein, gifted and transferred his undivided 1/12<sup>th</sup> share of Pre. No. 103, Sovabazar Street, Calcutta – 700 005 unto and to the use of his only daughter – Smt. Mrinalini Roy, being the Donee therein and handed over the same forever to her with condition that his wife – Girindrabala Roy Chowdhury shall have right to residence in the said property, free from all encumbrances. The said Deed of Gift was duly registered in the Calcutta Registration Office and recorded in Book No. I, Volume No. 103 from Pages 25 to 29 as Being No. 3397 for the year 1948.

**AND WHEREAS** by a Bengali Deed of Release dated 02<sup>nd</sup> day of December, 1954, registered in the Calcutta Registration Office recorded in Book No. I, Volume No. 137 from Pages 84 to 86 as Being No. 5201 for the year 1954, said Smt. Girindrabala Roy Chowdhury relinquished and forever released her right of residence in the Pre. No. 103, Sovabazar Street, Calcutta – 700 005, in favour of her daughter – said Smt Mrinalini Roy.

**AND WHEREAS** said Kali Prasanna Roy Chowdhury died on 10<sup>th</sup> of February, 1942 having published his last Will and testament in Bengali Language and character bearing the date 28<sup>th</sup> day of January, 1935 and having appointed his wife Smt. Sushila Bala Chowdhurani as sole executrix thereof..

**AND WHEREAS** said Smt Sushila Bala Chowdhurani duly applied for and obtained Probate of the said Will of Kali Prasanna Roy Chowdhury on the 18<sup>th</sup> day of November, 1942 from the District Delegate at Manikgunge now in Bangladesh formerly East Pakistan.

**AND WHEREAS** no issues either male or female were born to said Kali Prasanna Roy Chowdhury.

**AND WHEREAS** by the said Will of said Kali Prosanna Roy Chowdhury it was provided that said executrix – Smt Sushila Bala Roy Chowdhurani will be competent to sell the undivided 1/8<sup>th</sup> share of said Kali Prasanna Roy Chowdhury, if and when all her co-sharers are or become willing to sell the entire property.

**AND WHEREAS** said Brojoballav Roy Chowdhury instituted a suit in the High Court at Calcutta in its Ordinary Original Civil Jurisdiction against Sushil Kumar Roy Chowdhury and Others being Partition and Administration Suit No. 873 of 1953 inter - alia for partition of the said Premises No. 103, Sovabazar Street by metes and bounds.

**AND WHEREAS** on the 30<sup>th</sup> August, 1955, the preliminary decree was passed in the said Suit No. 873 of 1953 appointing Shri Sambidananda Das as the Partition Commissioner and it was thereby inter alia ordered and decreed that if the Commissioner thinks fit and proper that instead of making a partition by metes and bounds do after the expiry of one year from the date thereof sell the said premises either by public auction or private treaty to the best purchaser or purchasers that can be got for the same provided the said Commissioner shall consider that a sufficient sum has been offered for the same and that for the purposes of such sale the said Commissioner shall fix a reserved price and all deeds and writings to the said premises in the custody or power of any of the other co-sharers to be produced before the said Commissioner upon other or solemn affirmation as the said Commissioner shall direct and it was thereby further ordered and decreed that all proper parties do join in and execute a Conveyance in respect of the said premises in favour of the Purchaser or Purchasers and it was thereby further ordered and decreed that the money to arise by such sale be paid to the said Commissioner.

**AND WHEREAS** one Kanhaiya Lal Agarwalla and Puran Mal More (since deceased) offered to purchase the said Premises No. 103, Sovabazar Street, Calcutta- 700 005 at and for the price of Rs.2, 03,000/- (Rupees Two Lacs and Three thousand) only, which was found to be the highest offer received by the Commissioner for the said premises and accepted the said offer.

**AND WHEREAS** pursuant to the said acceptance of the offer made by the said Kanhaiya Lal Agarwalla and Puran Mal More (since deceased), said Commissioner on the 27<sup>th</sup> day of February, 1957 entered into a formal Agreement for sale with Kanhaiya Lal Agarwalla and Puran Mal More (since deceased) for sale unto them or their nominees of the said premises No. 103, Sovabazar Street, Calcutta - 700005 at the said price free from all encumbrances. Said Puran Mal More paid a sum of Rs.10,000/- (Rupees Ten

Thousand) only as and by way of earnest and in part payment of the purchase money which the Commissioner being the Confirming Party had received on behalf of the Landowners.

**AND WHEREAS** said Kanhaiya Lal Agarwalla had since appointed said Puran Mal More (since deceased) as his nominee to complete the purchase and requested the vendors to execute and register the Conveyance in favour of said Puran Mal More (since deceased), which the vendors had gladly accepted to do.

**AND WHEREAS** by way of a registered Deed of Conveyance dated 18<sup>th</sup> of November, 1957, said Brojoballav Roy Chowdhury (having undivided 1/3<sup>rd</sup> share), Sushil Kumar Roy Chowdhury (having undivided 1/12<sup>th</sup> share), Sudhir Kumar Roy Chowdhury (having undivided 1/12<sup>th</sup> share), Benoy Krishna Roy Chowdhury (having undivided 1/12<sup>th</sup> share), Rupendra Krishna Roy Chowdhury (having undivided 1/12<sup>th</sup> share), Guru Prasanna Roy Chowdhury (having undivided 1/8<sup>th</sup> share), Smt Sushila Bala Roy Chowdhurani (having undivided 1/8<sup>th</sup> share) and Smt Mrinalini Roy (having undivided 1/12<sup>th</sup> share), being the vendors therein upon confirmation of said Shri Sambidananda Das, being the Commissioner of Partition appointed vide Suit No. 873 of 1953 of High Court at Calcutta in its Ordinary Original Civil Jurisdiction, being the Confirming Party therein, against valuable consideration mentioned therein, sold granted assured assigned transferred and conveyed **ALL THAT** partly one storied partly two storied partly dwelling and partly tenanted house and also out houses together with the piece or parcel of revenue free land there unto belonging and on part whereof the same are erected and built and containing by estimation an area of 1 (One) Bigha 7 (Seven) Cottah (in all 27 Cottahs) a little more or less situate lying at and being Municipal Premises No. 103, Sovabazar Street in Pargannah – Suttanutty in the town of Calcutta, unto and to the use of said Puran Mal More (since deceased), being the Purchaser therein forever and handed over physically vacant peaceful possession along with some tenants, to him free from all encumbrances whatsoever. The said Deed of Conveyance dated 18<sup>th</sup> November, 1957 was duly registered at the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 114 from Pages 266 to 279 as Being No. 4572 for the year 1957.

**AND WHEREAS** while seized and possessed of the aforesaid property, said Puranmal More @ Puran Mal More (since deceased) mutated his name in the Municipal records as absolute owner and was paying the rates, taxes and other outgoings to the appropriate authorities in fee simple and was enjoying the same free from all encumbrances.

**AND WHEREAS** while seized and possessed of the aforesaid property as absolute lawful owner, by way of a registered Deed of Gift dated 29<sup>th</sup> day of July, 1976, said Puran Mal More, being Donor therein, unconditionally gifted, assured transferred **ALL THAT** NORTH WESTERN portion of Premises No. 103, Sovabazar Street, Calcutta measuring 5 (Five) Cottahs 11 (Eleven) Chittacks and 30 (Thirty) Sq. Ft. be the same a little more or less together with ground floor and first floor building built and erected thereon as per annexed plan bordered in Green thereon and marked with letter "B", unto and to the use of one of his sons, namely – Manohar Lal More, being the Donee therein and handed over peaceful possession of the same forever free from all encumbrances whatsoever. The said Deed of Gift dated 29.07.1976 was duly registered at the office of the Sub- Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 144 from Pages 1 to 5 as Being No. 2933 for the year 1976.

**AND WHEREAS** while seized and possessed of the aforesaid property as absolute lawful owner, by way of a registered Deed of Gift dated 29<sup>th</sup> day of July, 1976, said Puran Mal More, being Donor therein, unconditionally gifted, assured transferred **ALL THAT** NORTH EASTERN portion of Premises No. 103, Sovabazar Street, Calcutta measuring 5 (Five) Cottahs 4 (Four) Chittacks and 18 (Eighteen) Sq. Ft. be the same a little more or less together with ground floor and first floor building built and erected thereon as per annexed plan bordered in Yellow thereon and marked with letter "B", unto and to the use of one of his sons, namely – Kali Charan More, being the Donee therein and handed over peaceful possession of the same forever free from all encumbrances whatsoever. The said Deed of Gift dated 29.07.1976 was duly registered at the office of the Sub- Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 7 from Pages 292 to 296 as Being No. 2934 for the year 1976.



**AND WHEREAS** after the gift of the aforesaid western and eastern portions as aforesaid, said Puran Mal More (since deceased) remained lawful owner of 15 (Fifteen) Cottahs 15 (Fifteen) Chittacks and 42 (Forty Two) Sq. Ft lying and situate at and being Premises No. 103, Sovabazar Street, Calcutta – 700 005.

**AND WHEREAS** while seized and possessed of the remaining 15 (Fifteen) Cottahs 15 (Fifteen) Chittacks and 42 (Forty Two) Sq. Ft lying and situate at and being Premises No. 103, Sovabazar Street, Calcutta – 700 005 as absolute lawful owner, said Puranmal More @ Puran Mal More @ Puranmul More prior to his death on 10.10.2000 has published his last Will and Testament on 03.11.1998, bequeathing the remaining 15 (Fifteen) Cottahs 15 (Fifteen) Chittacks and 42 (Forty Two) Sq. Ft lying and situate at and being Premises No. 103, Sovabazar Street, Calcutta – 700 005 unto his three sons only namely – Lalit Kumar More, Chandra Prakash More and Raj Kumar More as beneficiaries/legatees and his wife Smt Ganeshi Debi More shall have the life interest in the said property until her death and upon her death the entire property shall devolve upon Lalit Kumar More, Chandra Prakash More and Raj Kumar More only jointly and the rest of his immovable and movable properties shall have to be bequeathed among all the sons namely - Lalit Kumar More, Chandra Prakash More, Manohar Lal More, Kali Charan More and Raj Kumar More and as such appointed one of his sons, namely - Kali Charan More as sole executor thereof. None of her married daughters namely – Smt Kamala Jalan, Smt Nirmala Devi Goenka, Smt Urmila Tikmani and Bimla Devi Kanoria shall have any sort of entitlement right, title and interest on the movable or immovable properties mentioned in the Last Will of said Puran Mal More. Meanwhile said Ganeshi Devi More, wife of Late Puran Mal More, who had the life time interest in the property also died intestate on 24.08.2011.

**AND WHEREAS** though two of the landowners had been separately allotted their respective portions of the entire land by their demised father, but they never cared about the same and always remained jointly as one family and looked after their their parents and relatives jointly and also paid the taxes jointly and thus they jointly mutated their names in the records as joint owners and with joint consensus of Manohar Lal More, Kali Charan More, Lalit Kumar More, Chandra Prakash More and Raj Kumar More, all the sons of Late Puranmal More also known as Puran Mal More, it was amicably and mutually

decided to Develop the entire land i.e. said **ALL THAT** partly one storied partly two storied partly dwelling and partly tenanted house and also out houses together with the piece or parcel of revenue free land there unto belonging and on part whereof the same are erected and built and containing by estimation an area of 1 (One) Bigha 7 (Seven) Cottah (in all 27 Cottahs) a little more or less situate lying at and being Municipal Premises No. 103, Sovabazar Street, P.O.- Hatkhola, P.S.- Shyampukur, Kolkata -700 005 within the limits of the Ward No - 09 of the Kolkata Municipal Corporation through a dependable and reliable Developer and as such approached the Developer herein to take up the assignment of Development of their joint property.

**AND WHEREAS** by a registered Development Agreement and Development Power of Attorney dated 25.02.2020 said Manohar Lal More, Kali Charan More, Lalit Kumar More, Chandra Prakash More and Raj Kumar More, all the sons of Late Puranmal More also known as Puran Mal More hereinafter called as the Vendors/Owners herein duly appointed **M/s. DITYE INFRA LLP [PAN – AAQFD4985M]**, a limited liability partnership incorporated under the LLP Act, 2008, having its registered office at TOBACCO HOUSE”, 1 Old Court House Corner, Room No-523, 5<sup>th</sup> Floor, Kolkata-700001, and the said Development Agreement and Development Power of Attorney was registered with A.R.A-II, Kolkata and recorded in Book No. I, Volume No.1902-2020 Page No.44491 to 44573 as Being No.190201045 for the year 2020. Which was subsequently rectified on 28.01.2021 vide a Deed of Declaration, which was duly registered in the office of the ARA-II, Kolkata and was recorded in Book No. 1 as Being No.190200592 for the year 2021. Subsequently on 28.01.2021, another Deed of Declaration was duly registered in the office of the Additional Registrar of Assurances-IV, Kolkata, which was duly recorded in Book No. I, as Being No.190213839 for the year 2021. Another Deed of Gift (to K.M.C) was registered in the office of the Additional Registrar of Assurances -I, Kolkata, duly recorded in Book No. I, as Being No.1901002455 for the year 2022.

**AND WHEREAS** for the better title and to make the title marketable the owners herein shall be applied for the Grant of Probate of the last Will and Testament of Late Puranmal More also known as Puran Mal More from Hon<sup>ble</sup> High Court, Calcutta or District Delegate Court of District and do whatever needed for making the title feasible for Development of the property, accordingly the Probate was granted on 13.10.2020 by the Hon<sup>ble</sup> High

Court, at Calcutta Testamentary and Intestate Jurisdiction being P.L.A No.52 of 2020 in favour of Executor Kali Charan More alias K. C. More.

- A. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project, comprising \_\_\_\_\_multistoried apartment buildings and [*insert any other components of the Projects*] and the said project shall be known as **'Urban Mansion'** ("Project");
- B. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;
- C. The Kolkata Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated bearing no. \_\_\_\_\_;
- D. The Promoter has obtained the final layout plan approvals for the Project from Kolkata Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- E. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at \_\_\_\_\_No. \_\_\_\_\_ on \_\_\_\_\_under registration.
- F. The Allottee had applied for an apartment in the Project vide Application no. \_\_\_\_\_ Dated \_\_\_\_\_ and has been allotted Apartment no. \_\_\_\_\_having carpet area of \_\_\_\_\_square feet, type \_\_\_\_\_, on \_\_\_\_\_floor in [tower/block/building] no. ("Building") along with \_\_\_\_\_ garage/closed parking no. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet in the \_\_\_\_\_ side [Please insert the location of the garage/closed 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 and the floor plan of the apartment is annexed hereto and marked as Schedule B);
- G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

- H. [Please enter any additional disclosures/details]
- I. 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;
- J. 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;
- K. 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 (if applicable) as specified in paragraph G;

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

**1. TERMS:**

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

The Total Price for the [Apartment/Plot] based on the carpet area is

Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only ("**Total Price**") (Give break up and description):

Block/Building/Tower no. _____	Rate of Apartment per square feet*
Type _____	
Floor _____	

\*Provide breakup 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 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 feet 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 [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 \_\_\_\_\_ 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 “**M/s. DITYE INFRA LLP**” payable at Kolkata.

## **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 Schedule C ("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 **Kolkata Municipal Corporation** [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**

**Schedule for possession of the said Apartment:** 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:** 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 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/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 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/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].

*[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/Plot] on the specific understanding that his/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 "Urban Mansion" (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 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 **Kolkata** after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **Kolkata**.

### **30. NOTICES**

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

Name (s) of Allottee – 1. \_\_\_\_\_.

Address of the allottee - \_\_\_\_\_

Name of the Promoter - **M/s. DITYE INFRA LLP**

Address of the Promoter - TOBACCO HOUSE”, 1, Old Court House Corner, Room No-523, 5<sup>th</sup> Floor, Kolkata-700001.

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

### **31. JOINT ALLOTTEES**

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

### **32. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

### **33. DISPUTE RESOLUTION**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

*[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]*

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

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Allottee: (including joint buyers)

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

(2) \_\_\_\_\_

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

Please affix photograph and sign across the photograph

Please affix photograph and sign across the photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Promoter:

(1) \_\_\_\_\_ (Authorized Signatory)

WITNESSES:

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

2. Name – \_\_\_\_\_

3. Address \_\_\_\_\_

4. Signature \_\_\_\_\_

Please affix photograph and sign across the photograph

5. Name-

6. Address \_\_\_\_\_

**SCHEDULE 'A'** - PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/ CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

**SCHEDULE 'B'** - FLOOR PLAN OF THE APARTMENT

**SCHEDULE 'C'** - PAYMENT PLAN BY THE ALLOTTEE

At time of Booking	Rs. 2,00,000/-
At time of Agreement (Less : Booking Amount)	10% of total value
On Completion of Foundation	20% of total value
On Completion of 3 <sup>rd</sup> Floor Casting	10% of total value
On Completion of 6 <sup>th</sup> Floor Casting	10% of total value
On Completion of 9 <sup>th</sup> Floor Casting	10% of total value
On Completion of 11 <sup>th</sup> Floor Casting	10% of total value
On Completion of Brickwork of Unit	10% of total value
On Completion of Flooring of Unit	10% of total value
On Possession/Registration (whichever is earlier)	10% of total value