

DEED OF SALE

This **DEED OF SALE** executed on this _____ day of _____
2024,

By and Between

BRL Estates LLP

Designated Partner

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BRL Estates LLP, (PAN-AAPFB7381J), a limited Liability Partnership concern registered under the Limited Liability Partnership Act 2008, having its principal place of business at 31 Indra Biswas Road P.O.- Belgachia P.S.- Tala Kolkata- 700037, represented by its Authorized representative **Sri. LALMANI PANDEY (Aadhaar No. 4990 6174 6859) (PAN- AGGPP0384E)** son of Late Krishna Dutta Pandey by faith Hindu by occupation service by nationality Indian, presently residing at Heera Apartment, 3/3 Loknath Chatterjee bylane P.O.- Shibpur P.S.- Shibpur Dist: Howrah PIN-711102 W.B. pursuant to a resolution of its Board of Designated Partners dated 13/01/2020 authorized vide hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

AND

Mr./Mrs.(AADHAAR NO.)(PAN.....) son of By faithby occupation.....by Nationality Indian, residing at premises no.hereinafter called the ALLOTTEE (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her, executors, administrators, successors – in – interest and permitted assigns)

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

DEFINITIONS :

For the purpose of this Agreement for Sale, unless the context otherwise requires, -

- a) "**Act**" means the Real Estate Regulatory Authority, 2016.
- b) "**Rules**" means the Real Estate (Regulation & Development) Act, 2016

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- c) **"Regulations"** means the Real Estate (Regulation & Development) Act, 2016
- d) **"Section"** means a section of the Act.

WHEREAS:

The Promoter is the absolute and lawful owner of vacant housing complex land measuring totally 115 cottahs 8 chittaks 39 sq.ft in R.S. & L.R. Dag No. 4277, 4278, 4279 (P), 4280(P), 4280, 4281, 4282, 4283 and 4284 lying and situated at Mouza Gopalpur, J.L. No.2 R.S. No.140 L.R. Khaitan Nos. 10494 Police Station- Airport, (Previously Rajarhat) A.D.S.R Bidhan Nagar, District Registrar- Barasat II within Ward No. 5 (currently ward No-4) within the limits of Rajarhat Gopalpur Municipality and now it is under the Bidhan Nagar Municipal Corporation, District-24 Parganas, (North) Kolkata - 700136 totally admeasuring 7729.37 square meters situated at in Subdivision Bidhannagar & District North 24 Parganas ("Said Land") vide seven sale deed(s) dated 22/07/2013, registered as Book No. I CD Volume No-7 from pages 2270 to 2283 being No.-02297 for the year 2013, Book No. I CD Volume No-7 from pages 2327 to 2338 being No.-02305 for the year 2013, Book No. I CD Volume No-7 from pages 2313 to 2326 being No.-02304 for the year 2013, Book No. I CD Volume No-7 from pages 1816 to 1827 being No.-02275 for the year 2013, Book No. I CD Volume No-7 from pages 1802 to 1815 being No.-02274 for the year 2013, Book No. I CD Volume No-7 from pages 2284 to 2298 being No.-02298 for the year 2013, Book No. I CD Volume No-7 from pages 2299 to 2312 being No.-02299 for the year 2013 at the office of the A.D.S.R Bidhannagar; this mother premises is described in the Schedule - A hereunder written.

- A. The said land is earmarked for the purpose of building a commercial cum residential project comprising multistoried apartment buildings and the said project shall be known as ("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 to be constructed have been completed;

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- C. The Bidhannagar Municipal Corporation has granted the commencement certificate to develop the project vide approval dated 26/07/2019.
- D. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from Bidhannagar Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- E. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata on _____ under registration No. _____.
- 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/covered parking No. _____ admeasuring _____ square feet in the Basement /Ground Floor, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule-B and the floor plan or 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 Deed of Sale and understood the mutual rights and obligations detailed herein;
- H. The Parties hereby confirm that they are signing the Deed of Sale with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- I. 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 Deed of Sale and all

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applicable laws, are now willing to enter into this Deed of Sale on the terms and conditions appearing hereinafter;

- J. In accordance with the terms and conditions set out in this Deed of Sale and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/covered parking (if applicable) as specified in Para F.
- K. Having satisfied about the title of the said unit/Flat the Allottee has paid a total marketable price or consideration of Rs...../= (Rupees) only free from all encumbrances as per memo of consideration hereunder written.
- L. **NOW THIS INDENTURE WITNESSETH** that at and for a consolidated consideration of **Rs** **(Rupees.....)** duly paid by the Allottee to the Promoter (the receipt whereof the Promoter does hereby admit and acknowledge and release and acquit the Allottee as also the said unit/Flat and every part thereof of and from same) the Promoter does hereby grant sell convey transfer/assign and assure unto the Allottee ALL THAT the said unit being the said Flat No. on Floor of the said **Project** Containing super Built up area sq. ft. and car parking space of area..... sq.ft. in the Project..... at a consideration of Rs. / (Rupees) only along with all easement rights as stated in Schedule C Together with the undivided proportionate impartible share and/or interest in the land and right over common areas and common facilities and the said unit/Flat is delineated in red border in the map or plan annexed hereto And Together with all walls constructions water connection, drains electric connection and all other hereditament and premises that are belonging to the said Flat/unit or reputed so to belong And all rights lights liberties easements privileges right over common areas common facilities and common convenience together with rents issues and profit thereof

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which are described in the Schedules "D" and "F" And Together with the muniments of title relating exclusively to the said Flat/unit **TO HAVE AND TO HOLD** the same for an indefeasible title in fee simple free from all encumbrances absolutely and forever and the Promoter does hereby covenant with the Allottee that notwithstanding any act deed or thing done by the Promoter or their predecessors in interest the Promoter has good right full power and absolute authority to convey the said flat/unit to the Allottee in a manner as is being done through this instrument and that there is no impediment or bar under any statue, law notification for contract preventing the absolute sale of the said flat/unit by the Promoter to the Allottee and the absolute title of ownership of the Promoter in the said flat/unit did not suffer from any latent or patent defect or any clog on title whereby the absolute title of ownership obtained by the Allottee in the said flat/unit through this instrument shall not suffer and the Promoter does hereby further covenant with the Allottee that the said flat/unit is totally free from all encumbrances whatsoever and the Promoter does hereby keep the Allottee sufficiently indemnified and harmless against all manner of encumbrances or defect that may be discovered in future And the Promoter does hereby further covenant with the Allottee that the said flat/unit and no part thereof is subject to any lien charge lispence life interest deubar, wakf trust requisition acquisition scheme attachment or alignment whatsoever And the Promoter does further covenant with the Allottee that the Allottee shall be free to use occupy possess enjoy and utilize the said flat/unit for all times to come in future without any let hindrance claim question or demand being raised by the Promoter or in trust or in equity And the Promoter does hereby covenant with the Allottee that at the cost and expense of the Allottee they shall do all acts deeds and things necessary and sign execute and register if necessary all documents and papers that shall be necessary for more perfectly assuring the title of the Allottee in the property hereby conveyed and further that at the cost and request of the Allottee the Promoter shall produce or cause to be produced

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necessary documents of title other papers and documents relating to the said flat/unit that are being retained by the Owner/Vendor.

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 :**

- 1.1 Subject to the terms and conditions as detailed in this Deed of Sale, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Apartment as specified in para G.
- 1.2 The Total Price for the Apartment based on the carpet area is Rs. _____ (Rupees _____ only) ("**Total Price**").

Block/Building/Tower No. _____ Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet *
Cost of Apartment	
Cost of exclusive open Terrace	
Preferential location charges	
Proportionate cost of common areas	
Taxes/ GST,	
Total Price (in Rupees)	

[AND] [if/as applicable]

Basement / Ground Floor Garage/Covered Parking	
Total price (in Rupees)	

Explanation :

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- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;

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;

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee;

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes price of recovery of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing,

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finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para II etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

- 1.3 The Total Price is calculation-free, save and except increases which the Allottee hereby appears 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. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the Allottee,
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @5% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate or rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 It is agreed that the Promoter shall not make any additions or alterations in the sanctioned plans, layout plans and

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specifications and the nature of fixtures, fittings and amenities described in Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the apartment or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

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.

- 1.7 The Promoter shall confirm to 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 reduction in the carpet area then the Promoter shall refund the excess money paid by the Allottee within **45 (forty five)** days with annual interest at the rate prescribed 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, which is not more than **3 (three) percent** if the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in Para 1.2 of the Deed of Sale.

- 1.8 Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated the Allottee shall use the Common Areas along

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with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the common areas to the association if allottees after duly obtaining the completion certificate from the competent authority as provided in the Act.

- (iii) That the completion of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment, as the case may be.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with _____ Basement/ Ground Floor garage/covered 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.

1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it

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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 facilities 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 there for by such authority or person.

1.11 The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan [Schedule C] 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 which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. **MODE OF PAYMENT :**

Subject to the terms of the Deed of Sale and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan (through A/C. Payee Cheque/Demand Draft/Bankers cheque or online payment (as applicable) in favour of **BRL Estates LLP** payable at Kolkata.

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

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- 3.1 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, 1934 and the Rules and Regulations made there under or any statutory amendments/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 fulfil its obligations under the Deed of Sale. 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 the 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 may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. 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/remittance 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 :**

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The Allottee authorizes the Promoter to adjust appropriate all payments made by him/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. **TIME IS ESSENCE :**

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

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

The Allottee has seen the proposed layout plans, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Deed of Sale] 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, amenities and facilities, subject to the terms of this Deed of Sale, 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 Bidhannagar Municipal Corporation 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:**

7.1 Schedule for possession of the said Apartment – The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Deed of Sale. **The Promoter**

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assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the Project in place on 31/12/2024 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 condition then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. **The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.** After refund of the money paid by the Allottee, the 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.

- 7.2 **Procedure for taking possession** – The Promoter, upon obtaining the occupancy certificate* from the competent authority, shall offer in writing the **possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate** [Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of

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occupancy certificate]. 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, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Apartment – Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Deed of Sale, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in Para 7.2 such Allottee shall continue to be liable to pay maintenance charges as specified in Para 7.2.

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

[Provided that, in the absence of any local law, the Promoter shall hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, within 30 (thirty) days after obtaining the completion certificate].

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

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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.

- 7.6 **Compensation:** The Promoter shall compensate the Allottee in case of any loss caused by 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 interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1; or (ii) due to discontinuance of business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within **45 (forty five) days** of it becoming due;

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

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8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of Law or Authority with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Promoter has the right to execute this Deed of Sale 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 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

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the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be ;

- (x) The Schedule Property is not the subject matter of any HUF and 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 Authority till the completion certificate has been issued and possession of apartment, building, as the case may be, along with common areas (equipped with all specifications, amenities and, facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES :-

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

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in Para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to moved in possession' shall mean that the apartment shall be in a

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habitable condition which is complete in all respect including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be has been issued by the competent authority;

- (ii) Discontinuance of the 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 there under.

9.2 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 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 prescribed in the Rules within 45 (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 prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within 45 (forty five) days of it becoming due.

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

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- (i) In case the Allottee fails to make payment 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 prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a **period beyond 3 (Three) consecutive months** after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and **refund the money paid to him by the Allottee by deducting the booking amount** and the interest liabilities and this Agreement shall thereupon stand terminated;

Provided that the Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

10. **CONVEYANCE OF THE SAID APARTMENT :-**

The Promoter, on receipt of Total Price of the Apartment as per Para 1.2 under the Agreement for sale from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within **3 months from the date of issuance of the occupancy certificate** or the completion certificate, as the case may be, to the Allottee;

[Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance

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deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

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 allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the Apartment.

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 TO ENTER THE APARTMENT FOR REPAIRS:**

The Promoter /maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottees and/or maintenance agency to enter into the Apartment or any part thereof after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

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14. **USAGE:**

Use of Basement and Service Areas:- The Basement(s) and service areas, as located within the project **ASCON ERA**, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set room, 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.

15. **COMPLIANCE WITH RESPECT TO THE APARTMENT :-**

15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 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 façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not

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change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

15.3 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.

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

The Parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. **ADDITIONAL CONSTRUCTIONS :**

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**

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

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

:-

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Bidhannagar Municipal Corporation. The Promoter showing compliance of various laws/regulations as applicable in Real Estate Regulatory Authority.

20. **BINDING EFFECT :-**

Forwarding this Deed of Sale 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 Deed of Sale 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 at A.D.S.R Bidhannagar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Deed of Sale within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar 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.

21. **ENTIRE AGREEMENT :-**

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

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22. **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 Apartment and the Project shall equally be applicable to and enforceable against and by way of subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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

23.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Deed of Sale, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] 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.

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

24. **SEVERABILITY :**

If any provision of this Deed of Sale shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Deed of Sale shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Deed of Sale and to the extent necessary to conform to Act or the Rules and Regulations made there

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under or the applicable law, as the case may be, and the remaining provisions of this Deed of Sale shall remain valid and enforceable as applicable at the time of execution.

25. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :-**

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

26. **FURTHER ASSURANCES :**

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

27. **PLACE OF EXECUTION :**

The execution of this Deed of Sale shall be completed 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 Deed of Sale 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 at A.D.S.R Bidhannagar Salt Lake city. Hence this Deed of Sale shall be deemed to have been executed at Kolkata.

28. **NOTICES :**

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That all notices to be served on the Allottee and the Promoter as contemplated by this Deed of Sale 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 the Allottee)

_____ (Allottee Address)

M/S. BRL Estates LLP(Promoter Name)

31 Indra Biswas Road(Promoter Address)

P.O.- Belgachia P.S.- Tala

Kolkata-700037

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 Deed of Sale in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

29. **JOINT ALLOTTEES :**

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

30. **SAVINGS :**

Any application letter, allotment Letter, agreement, or any other document signed by the allottee in respect of the apartment, or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, or building, as the case may be, shall not be construed to limit the rights and interests of the

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allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

31. **GOVERNING LAW :-**

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

32. **DISPUTE RESOLUTION :-**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Deed of Sale, 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 under the Arbitration and Conciliation Act, 1996.

SCHEDULE "A" ABOVE REFERRED TO
(Description of the Mother Premises)

ALL THAT the piece and parcel of vacant housing complex land measuring totally 115 cottahs 8 chittaks 39 sq.ft in R.S. & L.R. Dag No. 4277, 4278, 4279 (P), 4280(P), 4280, 4281, 4282, 4283 and 4284, lying and situated at Mouza Gopalpur, J.L. No.2 R.S. No.140 L.R. Khaitan Nos. 10494 Police Station- Airport, (Previously Rajarhat) A.D.S.R BidhanNagar, District Registrar- Barasat II within Ward No. 5 (currently ward No-4) within the limits of Rajarhat Gopalpur Municipality and now it is under the Bidhan Nagar Municipal Corporation, District-24 Parganas, (North) Kolkata - 700136 of which 115 cottahs 8 chittaks 39 sq. ft have been recorded in the name of M/S BRL Estates Pvt Ltd, now it is known as **M/S BRL Estates LLP.**, represented by its Director Mr. Manoj Khemka in the recorded of rights delineated in red border in the map or plan annexed hereto such that

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the description in the map or plan shall have precedence and/or over-reading effect and butted and bounded by

On the North : By Rajarhat Main Road (211 Bus Route Salua To Gopalpur)

On the South : By Dag No. 4267, 4273 and 4277 (P)

On the West : By Dag No. 4278 (P) and 4279 (P)

On the East : By Dag No. 4285,4288 and 4289

(Description of Tower)

ALL THAT the mother premises described in the schedule herein above having land area of 115 cottahs 8 chittaks 39 sq.ft. of housing complex classified land TOGETHER with the **B+G+XI** storied building approved by Bidhannagar Municipal Corporation vide approval No.- **BMC/BPN/RG/255/96/16-17** dated **18/03/2019** standing thereon having total constructed area of 3,51,512 sq.ft constructed in **December 2024** and having LIFT with pucca roof.

SCHEDULE "B" ABOVE REFERRED TO

(Description of the unit to be sold)

PART -I

ALL THAT One self contained independent flat of vitrified tiles/ Granite flooring being **Flat No.-** _____ in **Tower-**___ on _____ **floor** in "**ASCON ERA**" consisting of _____ numbers of bedrooms, One drawing cum dining, One Kitchen, _____ Balcony, _____ sky Terrace, _____ Attached Toilet, _____ Common Toilet containing Carpet Area of _____ **sq.ft** together with the corresponding proportionate undivided impartible share and interest of ownership in the land of the said Tower described in schedule A above and rights of common user, common enjoyment and common utilization of common facilities including lift use and common convenience that are detailed herein below.

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PART - II

ALL THAT said Covered car parking space No.____ of **135 sq.ft** in Basement /Ground floor at the said block described in the Schedule A above.

SCHEDULE "C" ABOVE REFERRED TO
(Schedule of Payment)

a) On booking of the flat	10%
b) Payment immediately on or before execution of this Agreement	10%
c) On casting of roof- Ground floor	7%-
d) On casting of roof- 1 st floor	7%
e) On casting of roof-2 nd floor	7%
f) On casting of roof- 3 rd floor	7%
g) On casting of roof- 4 th floor	5%
h) On casting of roof- 5 th floor	5%
i) On casting of roof- 6 th floor	5%
j) On casting of roof- 7 th floor	5%
k) On casting of roof- 8 th floor	5%
l) On casting of roof- 9 th floor	5%
m) On casting of roof- 10 th floor	4%
n) On completion of brick work, plaster and flooring within the apartment	4%
o) On completion of electrical and sanitary within the apartment	4%
p) On notice of possession & registration.	10%

Total=

(Rupees _____ only)

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SCHEDULE "D" ABOVE REFERRED TO
SPECIFICATION AMENITIES, FACILITIES (WHICH ARE PART OF THE
APARTMENT)

1. Nature of construction: R.C.C column structure as per design by structural Engineer
2. Brick work: 8" thick for main walls 3" thick for proportion walls.
3. Door: All doors frames will be wooden. All doors to be of flush door and main door will be of Teak Finish one side lock as Night Latches on main door only.
4. Windows: All windows will be of Aluminum / PVC window fitted with glass and necessary accessories.
5. Kitchen: Cooking platform and sink with granite floor 2'-0' skirting on wall with colored glazed tiles in front of cooking platform to protect the oil spots. Two bib cock.
6. Flooring: All rooms, kitchen and bathroom would be finished with vitrified tiles/ Granite in the floor.
7. Toilets: Each flat consists of Indian/Western Type Water Closet with shower Basin, two bib cock, one Pan. One geyser connection will be provided in one bathroom only. These appliances will be made of Jaguar/Essco.
8. Wall finish: Wall Putty to inside walls.
9. Painting: Two coat of primer to doors and windows.
10. **Electric connection: Full concealed wiring in all flats. Electric wires will be made of Havells/Finolex and Main switch will be made of Legrand and other switches will be made of Havells. 4 No. & 3 No. of electrical points will be provided in the Kitchen & Bedroom respectively & 2 Nos of electrical points will be provided in Living & Dinning area.**
11. Water supply: G.I. pipes for water supply.
12. Electric meter: One three phase electric meter will be installed by the Developer for the purpose of personal use but the security deposit needed for this purpose will be paid by the owner of the house.
13. Intercom facilities will be provided for each flat.

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14. All appliances will be replaced within the warranty period only.

SCHEDULE "E" ABOVE REFERRED TO
SPECIFICATION AMENITIES, FACILITIES (WHICH ARE PART OF THE
PROJECT)

1. Main entrance gate, and vacant side space and back space for passage and/or egress and ingress only and other passage inside the building necessary for egress and ingress only and the entire external surface of the particular building block in which the said unit is located.
2. Staircase and staircase landings upto the roof but not the roof for exclusive use of the Allottee, as the roof will be for common use of the Allottees.
3. Electric meter room, transformer, generator room and generator, lift, mechanism and machinery, as installed.
4. Entire water supply system including motor pump, underground water reservoir, overhead tank and lines locating to the unit sold.
5. Entire drainage system of the building.
6. Entire external boundary wall of the 5 building blocks.
7. Pump room, lift room and lift as installed. Common use of amenities like Swimming Pool, Gymnasium, Indoor Games facility, Kids playing area, cabana, Meditation area, Steam Bath & sauna, Multipurpose Hall, Badminton court, Swimming Pool Deck area etc.
8. Durwan's quarter, caretakers quarter, office of association for maintenance.
9. Any other area of facility utilized for the common benefit of all Allottee.
10. Lift: Lift wall, lift machine, room with electric connection will be provided. This lift will be made of **OTIS/MITSUBISHI**.
11. Ion Exchange Water Treatment Plant to be provided.
12. Lightening arrestor on the roof top with connectivity to the Earthing Pit.
13. Fire alarm system with fire protection system will be installed.

Easement Rights

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- 1) Right of uninterrupted access to and from the flat.
- 2) Right of user of main entrance, common passages, Staircase, landing passages and common areas.
- 3) Opening and closing of door and windows of the flat uninterruptedly.
- 4) Use of stair case and Lifts.
- 5) Fixing of T.V Antenna on roof top.
- 6) Electrical Meter and other electrical accessories provided in the flat.

(Common Expenses)

1. Proportionate share of Municipal taxes till the unit is separately assessed.
2. Proportionate share of cost for:
 - a) Salaries of sweeper, Durwan, caretaker and other personal for upkeep the cleaning, running of pump etc.
 - b) Costs of cleaning repairing white washing, painting and upkeep of the common areas.
 - c) Cost of electricity for running of the electric motor pump and for lighting of the common areas including costs of repairs and replacement as may be necessary.
 - d) Cost of maintaining, repairing and replacing of parts etc. of the lift.
 - e) Cost of fuel, running, maintenance, repairs and replacement of Generator.
 - f) Cost of insurance premium and charges for any other statutory licenses fees etc.
 - g) Any other cost and expenses meant for the common benefit of all unit holders and/or Allottees of the mother premises.

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Deed of 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) Signature _____
Mrs. _____

(2) Signature _____
Mr. _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter

(1) Signature _____
Sri. LALMANI PANDEY
Heera Apartment,
3/3 Loknath Chatterjee bylane
P.O.- Shibpur P.S.- Shibpur
Dist: Howrah PIN-711102

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RECEIVED of and from the within named purchaser the within mentioned sum of **Rs.** _____ /- (**Rupees** _____ **only**) being the total consideration as per Memo below:-

MEMO OF CONSIDERATION

- 1. Received by cheque being no. _____ dt _____
Drawn on Rs. _____
- 2. Received by cheque being no. _____ dt _____
Drawn on Rs. _____
Rs. _____

(**Rupees** _____ **only**)

WITNESSES:

1.

2.

Promoter

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BRL Estates LLP

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DATED THIS DAY OF 20__

BETWEEN

BRL ESTATES LLP

.....Promoter

And

-
- 1. **Mrs.** _____
 - 2. **Mr.** _____

..... Allottee(s)

DEED OF SALE

Re:- Flat at ASCON ERA Flat No- ____ on ____ Floor BLOCK-____
Area _____ **sq.ft.**, (Salcable Area _____ sq.ft)

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