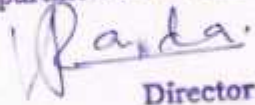


AGREEMENT FOR SALE

This 'AGREEMENT FOR SALE' ("Agreement") is executed on this ____ day of _____, 2023 (Two Thousand And Twenty Three) A.D.

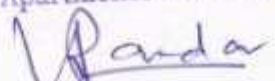
Radhashree Apartments Pvt. Ltd.


Director

BY AND BETWEEN

(1) **SRI JOYDEEP BANERJEA**, son of Late Asim Coomer Banerjea, aged about 47 Years, Holding PAN : **ADSPB9548H**, Adhaar No. – **294640443068**, by Nationality – Indian, by Faith – Hindu, by Occupation – Others, presently residing at 35-B, Badan Roy Lane, P. O. & P. S. : Beliaghata, Kolkata – 700 010, (2) **SMT. ANIMA BANERJEA**, wife of Late Asim Coomer Banerjea, aged about 72 Years, Holding PAN : **ADSPB9546K**, Adhaar No. – **761321110590**, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, presently residing at 35-B, Badan Roy Lane, P. O. & P. S. : Beliaghata, Kolkata – 700 010, (3) **SMT. SUKANYA PAKRASHI**, wife of Subhas Pakrashi and daughter of Late Sudhir Kumar Ganguly and Late Kalpana Ganguly, aged about 49 Years, Holding PAN : **BONPP0966E**, Adhaar No. – **288936140626**, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, presently residing at 8/2, Kalitara 1st Lane, P. O. & P. S. Rishra, District – Hooghly – 712248, (4) **SMT. MAHASWETABANERJEA**, wife of Jaydeep Banerjea, aged about 47 Years, Holding PAN : **BAKPB4510M**, Adhaar No. – **451393617046**, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, presently residing at 35-B, Badan Roy Lane, P. O. & P. S. : Beliaghata, Kolkata – 700 010, (5) **SMT. SUMITA BANERJEE**, daughter of Late Basudeb Banerjee, aged about 48 Years, Holding PAN : **BUXPB3576L**, Adhaar No. – **627115547469**, by Nationality – Indian, by Faith – Hindu, by Occupation – Others, presently residing at residing at 35-D, Badan Roy Lane, P.S. Beliaghata, Kolkata- 700010, (6) **SMT. SUPRIYA CHAKRABORTY**, wife of Manik Chakraborty, daughter of Late Amiya Kumar Banerjee, aged about 65 Years, Holding PAN : **AMMPC8461D**, Adhaar No. – **571671413016**, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, presently residing at B15/H/8, Narkeldanga North Road, P. O. & P.S. Narkeldanga, Kolkata- 700011 AND (7) **SMT. RAMA BHATTACHARYA**, wife of Late Nikhilesh Bhattacharya, aged about 47 Years, Holding : PAN – **FOBPB4464K**, Adhaar No. – **294640443068**, by Nationality – Indian, by Faith – Hindu, by Occupation – Housewife, presently residing at 35-B, Badan Ray Lane, P.S. Beliaghata, Kolkata 700010, all being represented by their respective Constituted Attorney, M/s. Radhashree Apartments Private Limited, Holding PAN: **AAFRC8330L**, a Private Limited Company, incorporated under the Provisions of Companies Act, 1956 as extended by the Companies Act, 2013, having its registered office situated at 13, Ganesh Chandra Avenue, 2nd Floor P. S. – Bowbazar, P. O. Bowbazar, Kolkata – 700 013, acting through its authorized representative **MR. YOGESH KUMAR RANDAR**, son of Late Misri Lal Randar, aged about 42 Years, Holding PAN : **ADAPRI466Q**, Adhaar No. – **531849155665**, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, presently residing at 99/1, Narkeldanga Main Road, P. S. – Phoolbagan, P. O. - Kakurgachi, Kolkata – 700 054, appointed by the Landowners by virtue of a 'Power of Attorney' dated 08.06.2013, registered at the Office of ARA – III, Kolkata, vide Deed No. – 03933 for the year 2013, registered in Book No. – 1903-2016, written in Page No. 167718 to 167745, hereinafter jointly, called and referred to as the '**VENDOR / LANDOWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, administrators, successors and assigns, etc.) of the **FIRSTPART**;

Radhashree Apartments Pvt. Ltd.


Director

AND

M/S. RADHASHREE APARTMENTS PRIVATE LIMITED, Holding PAN: **AAFRCR8330L**, a Private Limited Company, incorporated under the Provisions of Companies Act, 1956 as extended by the Companies Act, 2013, having its registered office situated at 13, Ganesh Chandra Avenue, 2nd Floor P. S. – Bowbazar, P. O. Bowbazar, Kolkata – 700 013, duly represented by its Director, **MR. YOGESH KUMAR RANDAR**, son of Late Misri Lal Randar, aged about 43 Years, Holding PAN : **ADAPRI466Q**, Adhaar No. – **531849155665**, by Nationality – Indian, by Faith – Hindu, by Occupation – Business, presently residing at 99/1, Narkeldanga Main Road, P. S. – Phoolbagan, P. O. - Kakurgachi, Kolkata – 700 054, hereinafter referred to as the **“DEVELOPER/ PROMOTER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office and assigns etc.) of the **SECOND PART**.

AND

(1) **MR.** _____, son of Mr. _____, aged about _____ years, holding PAN : _____, by Occupation - _____, by Nationality – Indian, by Faith - _____ AND (2) **MRS.** _____, wife of Mr. _____, aged about _____ years, holding PAN : _____, by Occupation - _____, by Nationality – Indian, by Faith - _____, both presently residing at _____, P. S. : _____, hereinafter, jointly, called and referred to as the **‘ALLOTTEE’** (which term and expression shall unless excluded by or repugnant to the context to be deemed to include their heirs, executors, administrators, representatives and assign etc.) of the **THIRD PART**”.

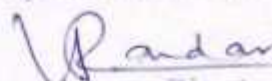
The Developer, Vendor & Allottee shall hereinafter collectively be referred to as the **‘Parties’** and individually as a **‘Party’**.

RECITALS

WHEREAS one Mr. Jatindra Nath Banerjee became the owner in respect of the Schedule property by virtue of a ‘Deed of Sale’ registered at the office of Sub-Registrar, Sealdah, being Deed no. 37 for the year 1944 and he has been enjoying his right title interest and possession in respect of the said schedule property being premises no. 30, Motilal Basak Lane, Kolkata – 700 054, more fully and particularly described in the First Schedule hereunder.

AND WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mr. Jatindra Nath Banerjee died intestate on 29.02.1958 leaving behind his wife, Mrs. Siborani Devi, his five sons, namely, (1) Mr. Ajit Kumar Banerjee, (2) Mr. Amiya Kumar Banerjee, (3) Mr. Asim Coomar Banerjee, (4) Mr. Anup Kumar Banerjee, (5) Mr. Basudeb Banerjee and one daughter, Mrs. Kalpana Ganguly, as his legal heirs.

Radhashree Apartments Pvt. Ltd.


Director

WHEREAS after the demise of Jatindra Nath Banerjee, his wife, five sons and one daughter who were his legal heirs as mentioned hereinabove, inherited the property and became owners of the said schedule property, jointly, each one was having 1/7th equal undivided and undemarcated share in the schedule property.

WHEREAS while enjoying his right title interest and possession in respect 1/7th undivided and undemarcated share in the schedule property, Mr. Ajit Kumar Banerjee, conveyed and transferred his entire share in the property unto and in favour of his brother Mr. Amiya Kumar Banerjee, by virtue of an Indenture, duly registered at the office of Sub-Registrar, Sealdah, being Deed no. 2298 for the year 1959 recorded in Book No. - I, Volume No. 51, written in Page No. 12 to 18.

AND WHEREAS thus Mr. Amiya Kumar Banerjee became owner of 2/7th share in the said schedule property and while enjoying right title interest and possession in respect of the undivided 2/7th share in the said schedule property, Mr. Amiya Kumar Banerjee died intestate on 21.06.1997 leaving behind his wife, Mrs. Sabita Banerjee, his two unmarried sons, namely, (1) Mr. Indranil Banerjee and (2) Mr. Biswajit Banerjee and one daughter, Mrs. Supriya Chakraborty, as his legal heirs.

AND WHEREAS after the demise of Amiya Kumar Banerjee, his wife, two unmarried sons and one daughter who were his legal heirs as mentioned hereinabove, inherited the 2/7th share in the said schedule property and became joint owners in respect of said share of Amiya Kumar Banerjee in the said property.

AND WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mrs. Sabita Banerjee, wife of Late Amiya Kumar Banerjee died intestate on 30.07.2000 leaving behind her two unmarried sons, namely, (1) Mr. Indranil Banerjee and (2) Mr. Biswajit Banerjee and one daughter, Mrs. Supriya Chakraborty, as her legal heirs.

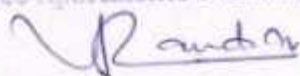
AND WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mr. Indranil Banerjee, son of Late Amiya Kumar Banerjee died intestate on 19.10.1999.

AND WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mr. Biswajit Banerjee, son of Late Amiya Kumar Banerjee died intestate on 11.06.2006.

AND WHEREAS thus after the demise of Amiya Kumar Banerjee, Mrs. Sabita Banerjee, Mr. Indranil Banerjee Mr. Biswajit Banerjee, their legal heir as mentioned hereinabove, Supriya Chakraborty, inherited the said 2/7th share in the said schedule property and became owner in respect of said share of Late Amiya Kumar Banerjee in the said property.

AND FURTHER WHEREAS while enjoying right title interest and possession in respect of the undivided 1/7th share in the said schedule property, Mr. Asim Coomar Banerjee, which he inherited from his father Late

Radhashree Apartments Pvt. Ltd.



Director

Jatindra Nath Banerjea, died intestate on 01.12.1997 leaving behind his wife, Mrs. Anima Banerjea, his only son, Mr. Joydeep Banerjea, as his legal heirs.

AND FURTHER WHEREAS while enjoying his right title interest and possession in respect of 1/7th undivided and undemarcated share in the schedule property, Mr. Anup Kumar Banerjee, sold, conveyed and transferred his share in the property unto and in favour of one M/s. Ghar Grihasthi, a Partnership Firm, incorporated under the provisions of Indian Partnership Act, having its Registered Office at 55, Ezra Street, Kolkata – 700 001, P. S. – Burrabazar, duly represented by its Partner Mrs. Tara Poddar, wife of Late Bijay Poddar, by virtue of a 'Deed of Conveyance', duly registered at the office of ADSR, Sealdah, being Deed no. 1633 for the year 1990 recorded in Book No. – I.

AND WHEREAS M/s. Ghar Grihasthi and Mr. Anup Kumar Banerjee, made a Declaration regarding their area of Property, which was registered in the ADSR, Sealdah, being Deed no. 01307 for the year 2012.

AND WHEREAS while enjoying its right title interest and possession in respect of 1/7th undivided and undemarcated share in the schedule property, M/s. Ghar Grihasthi, sold, conveyed and transferred its share in the property unto and in favour of one Mrs. Rama Bhattacharya, wife of Late Nikhilesh Bhattacharya, by virtue of a 'Deed of Conveyance', duly registered at the office of ADSR, Sealdah, being Deed no. 2098 for the year 2012, recorded in Book No. – I.

AND WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mrs. Siborani Devi, wife of Late Jatindra Nath Banerjea died intestate on 04.07.1980, leaving behind her grandson, (1) Dr. Ranjit Banerjee, son of Late Ajit Banerjee, her four sons, namely, (1) Mr. Amiya Kumar Banerjee, (2) Mr. Asim Coomar Banerjea, (3) Mr. Anup Kumar Banerjee, (4) Mr. Basudeb Banerjee and her only daughter, Mrs. Kalpana Ganguly, as her legal heirs.

AND WHEREAS after the demise of Mrs. Siborani Devi, her one grandson, four sons and one daughter who were her legal heirs as mentioned hereinabove, inherited her share in the said schedule property and became joint owners in respect of the said share of Mrs. Siborani Devi, in the said property.

AND WHEREAS Dr. Ranjit Banerjee, executed a 'Power of Attorney' unto and in favour of Mr. Joydeep Banerjee, son of Late Asim Coomar Banerjea, duly registered at the office of ADSR Sealdah, being No. 2102 for the year 2012.

AND WHEREAS while enjoying his right title interest and possession in respect of undivided and undemarcated share in the schedule property, Dr. Ranjit Banerjee, executed a 'Deed of Gift' unto and in favour of Mrs. Mahesweta Banerjea, wife of Mr. Joydeep Banerjee, through his said Power of Attorney and the said 'Deed of Gift' was registered at the office of ARA- I, Kolkata being Deed no. 04633 for the year 2013, recorded in Book No. – I, CD Volume No. 9, written in Page No. 2668 to 2679.

AND FURTHER WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mr. Basudeb Banerjee, son of Late Jatindra Nath Banerjea died intestate on 02.01.1987 leaving behind his wife, Mrs. Namita Banerjee and his only daughter, Sumita Banerjee, as his legal heirs.

AND WHEREAS after the demise of Basudeb Banerjee, his wife and one daughter who are his legal heirs as mentioned hereinabove, inherited the share in the said schedule property and became joint owners in respect of said share of Late Basudeb Banerjee in the said property.

AND FURTHER WHEREAS while enjoying right title interest and possession in respect of the said schedule property, Mrs. Kalpana Ganguly, daughter of Late Jatindra Nath Banerjea died intestate on 13.12.2006, leaving behind her only daughter, Sukanya Ganguly, as her legal heirs.

AND WHEREAS after the demise of Mrs. Kalpana Ganguly, her daughter who is her legal heirs as mentioned hereinabove, inherited the share in the said schedule property and became owner in respect of said share of Mrs. Kalpana Ganguly in the said property.

AND WHEREAS thus Supriya Chakraborty, Anima Banerjee, Joydeep Banerjea, Rama Bhattacharya, Mrs. Mahesweta Banerjea, Sumita Banerjee and Sukanya Ganguly, jointly, became the absolute owners in respect of Municipal Premises No. 30, Motilal Basak Lane, Kolkata – 700 054, P. S. – Phoolbagan, more fully and particularly described in the First Schedule hereunder.

AND WHEREAS the Vendor herein, in pursuance of the aforesaid 'Deeds of Conveyance', inheritance, 'Deed of Gift', mentioned and described herein above, became the absolute owner of land altogether measuring more or less **38 (Thirty Eight) Cottahs 05 (Five) Chittaks 15 (Fifteen) Sft**; be the same little more or less, being Municipal Premises No. 30, Motilal Basak Lane, Kolkata – 700 054, P. S. – Phoolbagan, more fully and particularly described in the SCHEDULE – 'A' hereunder written and hereinafter referred to as the **SAID PLOT/PROPERTY**).

AND WHEREAS while the aforesaid Vendor had been enjoying the right, title, interest and possession in respect of the property measuring more or less **38 (Thirty Eight) Cottahs 05 (Five) Chittaks 15 (Fifteen) Sft**; more fully mentioned in the SCHEDULE – 'A', hereunder and mutated their names before the authority of Kolkata Municipal Corporation under Assessee No. : 110310900850 and they have been paying their taxes regularly in respect of Schedule Premises No. 30, Motilal Basak Lane, Kolkata – 700 054.

AND WHEREAS the said Vendors/ Land owners, executed a registered 'Boundary Declaration' in respect of the subject property situated at **Premises No. 30, Motilal Basak Lane, Kolkata – 700 054**, admeasuring physically by an area of **38 (Thirty Eight) Cottahs 05 (Five) Chittaks 15 (Fifteen) Sft**; and the said Boundary Declaration was registered in the office of DSR – III, Alipore, North 24 Parganas, on 29.12.2016, and duly recorded in Book No. - I, Volume No. 1603-2016, written in pages from 161557 to 161570, bearing Deed No. 160305497 for the year 2016.

AND WHEREAS said Vendors have decided to build and construct on their Plot mentioned herein above, a building containing self-contained residential apartments and other areas with the intention to sell and transfer the same to the intending purchasers.

AND WHEREAS the Vendors decided to undertake the development of the said Property by causing new building and/or buildings to be constructed at the said Property and for the purpose of undertaking the development of the said Property, the Vendor amongst themselves decided that the Developer will undertake the development of the said Property and accordingly by a '**JOINT DEVELOPMENT AGREEMENT**' dated 15-May-2013, registered at the Office of Additional Registrar of Assurances - I, Kolkata, being Deed No. 05040 for the year 2013 registered in Book No. - I, CD Volume No. 10, written in Page No. 3756 to 3785 entered between the Owners herein therein referred to as the Owner of the First Part and M/s. Radhashree Apartments Private Limited, the Developer herein therein referred to as the Developer of the Second Part and Vendor granted the exclusive right of development in respect of the said Property unto and in favour of the Developer herein for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said '**JDA**').

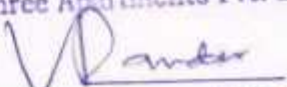
AND WHEREAS Mr. Joydeep Banerjea, Mrs. Anima Banerjea, Mrs. Sukanya Ganguly, alias Sukanya Pakrashi and Mrs. Mahesweta Banerjea, Vendors No. 1, 2, 3 and 4, have executed a Registered '**POWER OF ATTORNEY**' on 08.06.2013 in favour of the Developer herein, registered at the Office of ARA - III, Kolkata, vide Deed No. - 03933 for the year 2013, registered in Book No. - 1903-2016, written in Page No. 167718 to 167745, granting the several powers therein stated, for smooth execution of the construction works and selling of the Flats/ Units to the intending buyers, in terms of the said '**Joint Development Agreement**' dated 15.05.2013.

AND FURTHER WHEREAS Mrs. Sumita Banerjee, Mrs. Supriya Banerjee and Mrs. Rama Bhattacharya, Vendors No. 5, 6 and 7, have executed a Registered '**POWER OF ATTORNEY**' on 25.11.2016 in favour of the Developer herein, registered at the Office of ARA - III, vide Deed No. - 07088 for the year 2016, registered in Book No. - IV, CD Volume No. 6, written in Page No. 5658 to 5676, granting the several powers therein stated, for smooth execution of the construction works and selling of the Flats/ Units to the intending buyers, in terms of the said '**Joint Development Agreement**' dated 15.05.2013.

AND WHEREAS the Vendors have gifted a Strip of Land measuring about **42.678 Square Meter** to Kolkata Municipal Corporation vide Deed No. 3881 for the year 2020, duly registered at the office of A. R. A. - III, Kolkata, recorded in Book No. - I, Volume No. 1903-2020, written in Page No. 178286 to 178300.

AND WHEREAS the said Vendors have undertaken the construction of the building on the plot of land owned by the said Vendor, particulars of which are described in SCHEDULE - 'A' hereunder written and hereinafter called the said land and has obtained a building plan duly sanctioned from Kolkata Municipal Corporation bearing **Sanction No. 2020030058 Dated 22.12.2020.**

Radhashree Apartments Pvt. Ltd.


Director

AND FURTHER WHEREAS the Vendors herein, have entered into a '**SUPPLEMENTARY JOINT DEVELOPMENT AGREEMENT**' with Developer herein on 11.01.2021, hereinafter referred to as the 'Supplementary JDA', which was duly registered in the Office of A.R. A. - I, Kolkata and recorded in Book No. - I, Volume No 1901-2021, Being No. 01535 for the year 2021, modifying certain terms and conditions of the original 'Joint Development Agreement', dated **15-May-2013**.

AND WHEREAS by and under the said JDA it has been agreed between the Vendors that the Developer shall be entitled to enter into Agreements for Sale and transfer of the various flats units apartments constructed spaces and car parking spaces and to receive realize and collect the amount of consideration and other amounts in its own name and that the net constructed area/ sale proceeds accruing consequent to sale and transfer of the Developer, shall be apportioned amongst the Vendor and Developer in the manner as provided for in the said JDA and the 'Supplementary JDA' .

AND WHEREAS in pursuance of the said JDA and the 'Supplementary JDA' and in furtherance thereof the Developer has commenced the work of construction of new building and/or buildings at the said Premises, comprise of various self-contained flats units apartments constructed spaces and Car Parking Spaces (hereinafter referred to as the HOUSING COMPLEX) to be ultimately held by/owned by various intending purchasers on ownership basis.

AND WHEREAS the Developer caused the said housing project to be registered in accordance with the provisions of 'Real Estate (Regulation and Development) Act (hereinafter referred to as the said ACT) under Registration No. **WBRERA/KOL/-----**.

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

The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer has agreed to sell and transfer and the Allottee agrees to purchase and acquire the said Unit/Apartment and the Car Parking Space, if allotted, for the consideration and subject to the terms and conditions hereinafter appearing.

The Land is earmarked for the purpose of developing a Residential Real Estate Building comprising of 3 (Three) number of Blocks having 44 Nos. Residential Flats ("Building") and the said building shall be known as "**RADHASHREE 30**" ("Project");

The Allottee herein had applied for allotment of Flat/ Apartment/ Unit in the Project and the Developer has agreed to allot to the Allottee ALL THAT the **UNIT/FLAT/APARTMENT NO. -----** on the ----- (-----) **FLOOR** at **BLOCK - -----** (-----), of the building premises, containing by estimation a **CARPET**

AREA OF --- SFT; more or less, (hereunder referred to as the said **UNIT** situation whereof is shown and delineate in the map or plan annexed hereto and bordered in RED thereon) Together with facility to park **ONE** small/ medium sized motor car on the **OPEN/COVERED CAR PARKING SPACE** on the ground floor of the Building Complex (hereinafter referred to as the **CAR PARK**) to be specifically allotted and demarcated by the Vendor at the time of possession **TOGETHER WITH** the undivided proportionate share in all common parts portions areas facilities and amenities in the said Building Complex **AND TOGETHER WITH** the undivided proportionate share in the land underneath the said Building appurtenant and/or allocable thereto, more fully and particularly mentioned and described in the **SCHEDULE - 'B'** hereunder written, for the consideration and subject to the terms and conditions hereinafter appearing:

AREA OF THE FLAT	SFT.
Carpet Area of Unit	-----
EBVT Area	-----
Net Area = (Carpet Area of Unit + EBVT Area)	-----

The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. On demand from the Allottee, the Developer has given inspection to the Allottee of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act.

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:

DEFINITIONS AND INTERPRETATIONS

Definitions

In the Agreement, (i) capitalized terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following terms shall have the following meanings assigned to them herein below:

"**ACT**" means the Real Estate (Regulation and Development) Act, 2016, (RERA), as amended and/or substituted;

"**APARTMENT**" shall have the meaning ascribed to it in Recital;

"**APARTMENT ACQUIRERS**" shall mean persons who acquire apartments in the Project;

"**APPLICABLE INTEREST RATE**" shall mean the rate of interest prescribed under the Act from time to time;

ALLOTTEE shall be deemed to mean and include:-

In case the Allottee be an individual or a group of persons, then his/her/their respective heirs legal representatives, executors, administrators and assigns.


Radhashree Apartments Pvt. Ltd.

In case the Allottee be a Hindu Undivided family, then its Karta, coparceners or other members for the time being of the said HUF and their respective heirs legal representatives executors and administrators.

In case the Allottee be a partnership firm, then the partners for the time being, of the said Partnership Business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said Partnership Firm or such other person and/or persons who may carry on the business of the partnership Firm and their respective heirs, legal representatives, executors, administrators and assigns.

In case the Allottee be a company, then its successors or successors-in-interest.

In case the Allottee be Trust, shall include the Trustee and/or Trustees for the time being of the said Trust and their respective heirs, legal representative executors administrators and assign.

"APPLICABLE LAW" shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;

"APPLICATION MONEY" shall mean the money given by the Allottee to the Developer at the time of making application for the flat.

APPROVALS shall mean and include all licenses, permits, approvals, sanctions, consents obtained or to be obtained and/or granted by the competent authorities in connection with the said Housing Project.

ARCHITECT shall mean M/s. INTERARCH, of BA-14, Sector - I, Salt Lake City, Kolkata - 700 064, or any other firm or architects appointed by the Developer.

ASSOCIATION shall mean the Association of Flat owners which may be formed by the Vendor/ Developer in accordance with the provisions of the West Bengal Apartment Ownership Act 1972, of such association of owners as may be formed by the Vendor for taking control of the common parts and portions and for rendition of common services.

ADVOCATES shall mean Mr. Sanjay Kumar Jain, Advocate of 9, Old China Bazar Street, Kolkata - 700 001 appointed by the Developer, inter alia, for preparation of this Agreement and the Deed of Conveyance for transfer of the said flat/unit.

"BOOKING AMOUNT" shall mean 10% of the Total Consideration of the Apartment which includes the Application Money;

"BUILDING" shall have the meaning ascribed to it in Recital C; and

"BUILDING COMMON AREAS" shall mean with respect to the Building Complex, the areas, facilities and amenities specified in SCHEDULE - 'D' hereunder which are to be used and enjoyed in common with all the other Apartment Acquirers of the Units.

CAM CHARGES shall mean the proportionate share of common area maintenance charges to be paid by the Allottee inter alia for the maintenance of the Unit/Building Complex /Property, costs of insurances and supervisory expenses but shall not include property taxes payable in respect of the various units but will include property taxes payable for the common parts and portions.

"CARPET AREA" shall mean the net usable floor area of the Unit, it including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service

shafts, exclusive balcony/verandah/open terrace area;

"CANCELLATION CHARGES" shall mean collectively (i) the Booking Amount; (ii) all interest liabilities of the Allottee accrued till date of cancellation; and (iii) brokerage paid to real estate agent/channel partner/broker, if any (iv) the stipulated charges on account of dishonour of cheque; (v) administrative charges as per Developer's policy and (vi) amount of stamp duty and registration charges to be paid/paid on deed of Cancellation of this Agreement.

COMPLEX shall mean the new buildings to be constructed at the said Building Premises and to be commonly known as "**RADHASHREE 30**" or such other name as the Vendor/ Developer in their absolute discretion may deem fit and proper, more fully and Particularly mentioned in the SCHEDULE – 'A' hereunder.

COMMON PARTS PORTIONS AREAS AND AMENITIES shall mean the common areas and amenities as are available to and/or in respect of the Unit/Building Complex /Project as the case may be (more fully and particularly mentioned and described in the SCHEDULE – 'D' hereunder written) for the common use and enjoyment of all the Allottee /occupiers of the Project;

"COMMON EXPENSES" shall include the proportionate share of common expenses briefly described and without limitation in Schedule herein to be paid borne and contributed by the Allottee for rendition of common services;

"COMMON RULES" shall mean the rules and regulations specified in Schedule hereunder to be observed by the Apartment Acquirers for the common, peaceful, effective and harmonious use and enjoyment of the Project;

COMMON SERVICE/MAINTENANCE shall mean those services which are to be rendered by the Vendor/Developer and upon formation by the Committee/Association and/or by FMC after appointment of the FMC as the case may be subject to the Allottee making payment of proportionate share of such maintenance charges.

COMPLETION CERTIFICATE shall mean the 'Completion Certificate' to be granted by Kolkata Municipal Corporation and/or any other authority certifying completion of the new building and permitting the Flat owner to take possession of the Apartment intended to be acquired by the Allottee.

COMMENCEMENT DATE shall mean the date of execution of this Agreement.

DATE OF COMMENCEMENT OF LIABILITY shall mean the date of the completion of the project and/or from the date of the notice of possession to the Allottee of the said Flat/Unit after fulfilling his/her/their liabilities and obligations or the date of expiry of the period specified in the notice in writing by the Developer to the Allottee to take possession of the said Flat/Unit irrespective of whether the Allottee takes actual physical possession of the said unit or not, whichever be earlier.

DATE OF OFFER OF POSSESSION(for fit outs) shall mean the date on which the Developer shall endeavor to make available to the Allottee the Unit for fit outs subject to the receipt of the total consideration and all other advances and deposits payable under this agreement. This shall be the date of which the notice for readiness of the Unit for fit outs is issued by the Developer plus fifteen days.

DATE OF OFFER OF POSSESSION shall mean the date on which the 'Completion Certificate' is issued (or deemed to be issued as per the relevant provisions of legislation) by Kolkata Municipal Corporation and/or any other authority ;

Radhashree Apartments Pvt. Ltd.



Director

"EXCLUSIVE BALCONY/VERANDAH/OPEN TERRACE AREA" or **"EBVT Area"** shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of Unit, meant for the exclusive use of the Allottee.

"EXTRAS & DEPOSITS" shall mean the costs and deposits specified hereunder to be paid by the Allottee to the Developer in the manner hereinafter provided;

"FORCE MAJEURE" shall have the meaning ascribed to it in the RERA Act;

FLATS/UNITS shall mean independent and self-contained Flats/Units, Parking Spaces and/or other constructed spaces built and constructed or intended to be built and constructed by the Developer at the said Building Complex capable of being exclusively held or occupied by a person and/or persons at the said Building Complex.

HOUSE RULES/USER shall mean the rules and regulations regarding the use/holding of the said Flat/Unit as hereinafter stated.

"LAND" shall have the same meaning as ascribed in Recital of this Agreement;

LICENCES shall mean and include all licenses consents approvals and/or sanctions which have to be obtained and granted by the concerned authorities for undertaking the said housing project.

"MAINTENANCE CHARGES" shall comprise of the Common Expenses and such other charges incurred for the welfare and maintenance of the entire Building Complex;

"MUTUAL EASEMENTS AND RESERVED MATTERS" shall mean the easements and rights specified in SCHEDULE – 'I' herein and reserved to the Developer and/or the Association;

"NET AREA" shall mean sum of the Carpet Area of the Unit and EBVT area.

NEW BUILDING/s shall mean the New Building and/or buildings to be constructed by the Developer at the said Property in accordance with the said Plan and to comprise of various self-contained Units apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other on ownership basis.

PLAN shall mean the Building Plan sanctioned by the authorities concerned bearing Sanction Plan No. **2020030058 dated 22.12.2020** and shall include all modifications or variations as may be made by the Developer from time to time with prior sanction from the authorities concerned, if required.

DEVELOPER shall mean the said **'M/S. RADHASHREE APARTMENTS PRIVATE LIMITED'** and shall mean and include its successor and/or successors in office/interest and assigns.

PREMISES shall mean ALL THAT the said **PROPERTY** (more fully and particularly mentioned and described in the SCHEDULE – 'A' hereunder written)

PROPORTIONATE OR PROPORTIONATELY shall mean the built up area of any Unit to bear to the built up area of all the Flats/Units in the said building provided that where it refers to the share of the Allottee or any co-owner in the rates and/or taxes amongst the common expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit).

"PAYMENT PLAN" shall mean the schedule of payment prescribed in **SCHEDULE –'C'**.

POSSESSION shall mean the date on which possession is made over by the Developer to the Allottee after

'Completion Certificate' is obtained.

READY TO MOVE IN for the purpose of this Para 'ready to move in possession' shall mean that the flat/unit shall be in habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities as agreed between the parties, and for which Completion Certificate has been issued by the competent authority;

"RULES" means the Real Estate Regulation Rules, 2016, as amended and/or substituted;

"REGULATIONS" at present means the Regulations made under the Real Estate Regulation Act, 2016, as amended and/or substituted;

"SECTION" means a section of the Act; and

SAID UNIT AND THE PROPERTIES APPURTENANT THERETO shall mean **ALL THAT** the **FLAT/UNIT NO. _____** on the _____ (-----) **FLOOR** at **BLOCK - _____** (-----), forming part of the said Housing Complex, namely 'RADHASHREE 30', (more fully and particularly mentioned and described in the SCHEDULE – 'B' hereunder written with fittings and fixtures to be provided therein by the Developer together with Allottee proportionate undivided share in common areas and installations as also in the land comprised in the said Building Complex attributable to the said unit and further wherever the context so permits shall include the right of parking one or more motor car/s in the car parking space, if so specifically and expressly mentioned and described in the SCHEDULE – 'B' hereunder written).

SAID SHARE IN THE SAID PREMISES shall mean proportionate undivided indivisible impartible share in the land comprised in the said Premises/ Building Complex attributable to the said unit agreed to be purchased hereunder by the Allottee and to be determined by the Developer in its absolute discretion.

SERVICE INSTALLATIONS shall mean sewers, drains, channels, pipes, water courses, gutters, main wires cables, conduits, tanks, and soak ways and any other apparatus for the supply of water electricity or telephone or for the disposal of foul or surface water.

SINKING FUND/RESERVE FUND shall mean the fund to be paid and/or contributed by each of the unit owners including the Allottee herein towards Maintenance Fund which shall be held by the Developer and after the said new building is completed and possession is made over and upon formation of the Association, the said amount shall be transferred by the Developer to such Association.

SERVICE/MAINTENANCE CHARGES shall mean the service/maintenance charges for the common areas installations facilities and/or amenities as may be incurred by the Developer and/or the Association incorporated for the said purposes including providing service, making such provision or incurring expenses in respect of future provision of service as the Developer and/or the Association either in its absolute discretion may deem proper. The proportionate amount agreed to be paid by the Allottee on account of the service and maintenance charges shall be determined by the Developer and/or the Association in their absolute discretion.

TERRACE shall mean an open terrace attached to a particular flat/unit and to form an integral part of such flat without any right of any other flat owners.

TOTAL PRICE shall mean the total price as hereinafter appearing agreed to be paid by the Allottee to the Developer in terms of this agreement.

"UNIT" shall mean a unit of occupancy in the project, being a Flat and the expression 'Units' shall be construed accordingly.

Radhashree Apartments Pvt. Ltd.



Director

Interpretation

Reference to a person includes a reference to a corporation, firm, association or other entity and vice-versa.

Words in singular shall include the plural and vice-versa.

Reference to a gender includes a reference to all other genders.

A reference to any legislation, enactment, statutory provision or to any provision of any legislation shall be a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;

Any reference to an Article, Recital, Clause, Annexure or Schedule shall be deemed to be a reference to an article, recital, clause, annexure or schedule of this Agreement;

The headings used herein are inserted only as a matter of convenience and for ease of reference and shall not affect the construction or interpretation of this Agreement; and

Words and expressions not defined herein but defined in the Act, shall have their meanings as cribbed in the Act.

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the Developer agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Apartment as specified in Recital.

The **TOTAL CONSIDERATION** of Apartment is RS. -----/- (RUPEES -----
----- ONLY) ("TOTAL CONSIDERATION OF APARTMENT").

Apartment/ Flat/ Unit No. ----- Floor ----- Block - ----- Carpet Area of the Flat : EBVT Area :	Rate of Apartment per Square Feet of Carpet Area : Rs. -----/-
Cost of Apartment	Rs. -----/-
Cost of exclusive balcony or verandah areas	Rs. -----/-
Consideration for the Apartment (including facility for parking, if any)	Rs. -----/-
GST	Rs. -----/-

The Total Extras and deposits in respect of Apartment is Rs. -----/- (Rupees -----)
("Total Extras and Deposits").

Radhashree Apartments Pvt. Ltd.

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Director

Extras and Deposits :	
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Maintenance Security - Interest free advanced for common area maintenance charges for 12 months from the date of Notice For Possession to be adjusted with monthly maintenance charges, until the handing over of maintenance responsibility.	Rs. _____ /- .
Lawyer's Fee	Rs. 20,000/- at the time of Sale Agreement and balance Rs 20,000/- at the time of execution and Registration of Deed of Conveyance for the said Flat, payable directly by Cheque in favour of the lawyer
Stamp Duty & Registration Fee etc.	as applicable at the time of registration directly in favour of registering Authorities Payable within one month from the date of Notice for Possession. GST and other taxes as applicable at the time of payment/ Possession/ Registration as the case may be shall be recoverable/ Payable.

However the Total GST does not include the GST payable on the extras and deposit. The Allottee undertakes and confirms to pay GST on the extras and deposits payable on extras and deposit as and when such amount is ascertained and duly intimated by the Developer.

Explanation:

The Total Consideration of Apartment above includes the booking amount paid by the Allottee to the Developer towards the [Apartment];

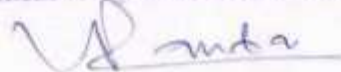
The Total Consideration of Apartment, Total Tax and the Total Extras & Deposits as mentioned hereinabove includes Taxes (consisting of tax paid or payable by the Developer by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Developer, 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 Allottee 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 Developer 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;

Provided further that the amount in respect of the Individual Electricity Meter Deposit shall be paid by the Allottee directly to the concerned Electricity Department

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Director

The Developer 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 Developer within the time and in the manner specified therein. In addition, the Developer 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;

The Total Price of Apartment includes inter-alia recovery of price of land, construction of the Apartment, if any, the Common Areas, internal development charges, external development charges, taxes, maintenance charges etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

TDS: The Tax Deduction at Source (TDS) under section 194 – IA of the Income Tax Act, 1961, shall be deducted by the Allottee (s) on the consideration payable to the Developer, if applicable, and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law and the Allottee(s) shall provide proper evidence thereof to the Developer within 60 (sixty) days of such deduction. If such deposit of TDS is not made by the Allottee(s) to the concerned authority or proper evidence thereof is not provided to the Developer, then the same shall be treated as default on the part of the Allottee under this agreement and the amount thereof shall be treated as outstanding.

The Total Consideration of Apartment, Total Taxes and the Total Extras and Deposits as mentioned here in above 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 Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Developer 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.

Director The Allottee(s) shall make the payment as per the payment plan set out in **SCHEDULE – ‘C’** ("Payment Plan").

It is agreed that the Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule - D (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 Vendor may make such minor additions or alterations as may be required by the Allottee, or such changes or alteration as per the provisions of the act.

The Developer shall confirm to the net area that has been allotted to the Allottee after the construction of the Building is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the net area. The total Consideration of Apartment, Total Tax and The Total Extras and Deposits as mentioned hereinabove payable for the net area shall be recalculated upon confirmation by the Developer. If there is reduction more than 2% in the net area then the Developer shall refund the excess money paid by Allottee within 45 (forty-five) days. If there is any increase more than 2% in the Carpet Area allotted to the Allottee, The Developer may 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 hereinabove.

In case of any dispute on the measurement of the Net area, the same shall be physically measured after removing all finishes that have been applied/ fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Net area.

The Developer agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

The Allottee shall have exclusive ownership rights of the Unit and the Car parking Space, if any, and specifically mentioned in the SCHEDULE – 'B' hereunder;

The Allottee shall also have the right of use of undivided proportionate share in the rights of 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. It is clarified that the Developer shall hand over the common areas to the Association of Allottee after duly obtaining the Completion Certificate from the competent authority as provided in the Act;

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, upon giving prior intimation of 3 (three) days to the Developer. The Developer including Project staffs shall not be liable for any untoward incident or accident.

The Developer will not entertain any request for modification in the layouts of the Apartment and external facade of the Building(s) and Common Areas including common facilities and amenities.

It is made clear by the Developer and the Allottee agrees that the Apartment along with the Garage, if allotted, 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 Land and is a part 'RADHASHREE 30'. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee of the Project.

The Developer agrees to pay all outgoing before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoing (including land cost, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan, if any, 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 Developer fails to pay all or any of the outgoing collected by it from the Allottee or any liability, mortgage loan and interest thereon before

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transferring the apartment to the Allottee, the Developer 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.

On or before the Effective Date, the Allottee has paid the Application money and the Booking Amount, more fully mentioned in the 'Memo of Consideration' hereunder. The Booking Amount forms part of the Total Consideration of Apartment, Total Tax and the Total Extras and Deposits as mentioned hereinabove and the Allottee here by agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Developer within the time and 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 Agreement and the Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Developer, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque /demand draft/bankers cheque / RTGS/ NEFT/ or online payment (as applicable)] in favour of 'RADHASHREE APARTMENTS PRIVATE LIMITED -RADHASHREE 30 COLLECTION A/C.' 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, 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 Developer with such permission, approvals which would enable the Developer 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 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/their part to comply with the applicable guidelines issued by the Reserve of Bank of India, he/she/they may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Developer accepts no responsibility in this regard and the Allottee shall keep the Developer 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 Developer immediately and comply with necessary formalities if any under the Applicable Laws. The Developer 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 Developer shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Developer to adjust appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee against the Apartment, if any, in their names and the Allottee under take not to object/demand/direct the Developer to adjust their payments in any manner.

5. TIME IS ESSENCE:

The Developer 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 or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/APARTMENT

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities (annexed along with this Agreement) which has been approved by the competent authority, as represented by the Developer. The Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms in this Agreement, the Developer 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 such authorities and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the Act.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule For Possession of the Apartment

The Developer agrees and understands that timely delivery of possession of the Apartment to the Allottee and the Common Areas to the Association or the competent authority, as the case may be, is the essence of the Agreement. The Developer 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 by **31st March 2025** unless there is delay or failure due to Force Majeure. If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the Apartment. However, if the said Apartment is made ready prior to the Completion Date, the Allottee under takes(s) and covenant (s) not to make or raise any objection to the consequent pre-ponement of his/her /their/its payment obligations, having clearly agreed and understood that the payment obligations of the Allottee are linked inter alia to the progress of construction, and the same is not a time linked plan 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 Developer to implement the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee the entire amount (less any taxes collected from the Allottee) received by the Developer, from the allotment within 45 (forty-five) days from that date. The

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Developer 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/they shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

For the purposes of force majeure the following shall be deemed to be force majeure conditions:

- i) War
- ii) Flood
- iii) Drought
- iv) Fire
- v) Cyclone
- vi) Earthquake or any other calamity caused by nature

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

7.2 Procedure For Taking Possession

Upon obtaining the Completion Certificate from the competent authority and subject to the Allottee is not in breach of any of his obligations under this Agreement, the Developer shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 30 Days from the date of issue of Completion Certificate (Deemed date of Possession). [Provided that, in the absence of local law, the 'Deed of Conveyance' in favour of the Allottee shall be carried out by the Developer within 3 (three) months from the date of issue of Completion Certificate. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Allottee, after taking possession, agree(s) to pay the Maintenance Charges as determined by the Developer/Association, as the case may be, after the issuance of the completion certificate for the Project. The Developer shall hand over the photo copy Completion Certificate of the Apartment 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 Developer as aforesaid, the Allottee shall take possession of the Apartment from the Developer by executing necessary indemnities, undertakings and such other documentation as required and the Developer shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided here in above, such Allottee shall continue to be liable to pay Maintenance Charges as specified from the date of ("Deemed Possession") and also pay Holding Charges to the Developer at the rate of Rs. 2,000/- (Rupees Two thousand) only per month or part thereof from the expiry of the time mentioned in the possession letter till such time the Allottee (s) takes the possession of

the apartment.

7.4 Possession by the Allottee

After obtaining the Completion Certificate and handing over physical possession of the Apartment to the Allottee, it shall be the responsibility of the Developer to hand over the necessary- documents and plans, including common areas, to the Association or the competent authority, as the case may be, as per the local laws.

7.5 Cancellation by Allottee

The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act: Where the Allottee proposes to cancel/withdraw from the project without any fault of the Developer, the Allottee shall serve a 2 (two) months' notice in writing on the Developer and on the expiry of the said period the allotment shall stand cancelled and the Developer herein shall be entitled to forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall be returned by the Developer to the Allottee within 45 (forty-five) days of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the 'Deed of Cancellation'.

Where the Allottee proposes to cancel/withdraw from the Project without any fault of the Developer then in such event the Allottee shall be entitled to exercise such right of termination only if on the date when the Allottee so expresses his intent to terminate this Agreement, the Total Consideration of Apartment then prevailing for transfer of an Apartment in the Project is not less than the Total Consideration of Apartment payable by the Allottee under this Agreement, and the Allottee agree(s) and undertake(s) that the decision of the Developer in this regard shall be final and binding on the Allottee.

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

7.6 Compensation

The Developer/ Owner 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 interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

8. REPRESENTATIONS AND WARRANTIES OF THE OWNERS/DEVELOPER:

The Developer and the Vendor hereby represents and warrants to the Allottee as follows:

The Vendor has absolute, clear and marketable title with respect to the Land; the requisite rights to carry out

development upon the Land and absolute, actual, physical and legal possession of the Land for the Project;
The Developer has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;

There are no encumbrances upon the Land or the Project as on the Effective Date;

There are no litigations pending before any Court of law or Authority with respect to the Land, Project or the Apartment;

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 Developer has been and shall, at all times remain to be in compliance with all Applicable Laws in relation to the Project, said Land, Building and Apartment and Common Areas;

The Developer 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;

The Vendor/Developer 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 Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

The Vendor/Developer confirms that the Vendor/Developer is not restricted in any manner whatsoever from transferring the ownership rights of the Apartment to the Allottee in the manner contemplated in this Agreement;

At the time of execution of the deed of conveyance the Developer shall hand over lawful, vacant peaceful, physical possession of the Apartment to the Allottee and the Common Areas to the Association or the competent authority, as the case may be;

The Land 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 Land;

The Developer 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 till the completion certificate has been issued and possession of Apartment along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association or the competent authority, as the case may be; and

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 Owner/Developer in respect of the Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

Except for occurrence of a Force Majeure event, the Developer shall be considered under a condition of default ("Default"), in the following events:

Developer fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in Clause 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 clause 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the Parties, and for which completion certificate has been issued by the competent authority;

Discontinuance of the Developer'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.

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

Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer 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

The Allottee shall have the option of terminating the Agreement in which case the Developer shall be liable to refund, subject to the second proviso below, the entire money paid by the Allottee under any head whatsoever towards the sale 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 the Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Developer, 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 Developer to the Allottee within 45 (forty-five) days of it becoming due.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

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

In case the Allottee fails to make any of the payments within the due dates as per the Payment Plan, mentioned hereunder, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Developer on the unpaid amount at the rate prescribed in the Rules. The parties agree and acknowledge that in addition to the interest, in case of every second instance of delayed payment, the Allottee in all fairness shall be responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% per instance of the delayed payment in the current financial year and shall be revised on 1st April of each year as per the rate of Reserve Bank of India's consumer price index)

In case of default by Allottee under the condition listed above continues for a period beyond 1 (one) month after notice from the Developer in this regard, the Developer may cancel the allotment of the Apartment in favour of the Allottee and forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall, subject to second proviso below, be returned by the Developer to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation and this

Director

Agreement shall thereupon stand terminated:

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

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

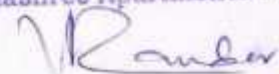
The Allottee (s) agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building/ Project/ Developer or its representatives. In the event the Allottee (s) does or omits to do any act, deed or thing then the Developer shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement. In case of such a default by Allottee, after notice from the Developer in this regard, the Developer may cancel the allotment of the Apartment in favour of the Allottee and forfeit an amount equal to the Cancellation Charges and the applicable GST payable on such Cancellation Charges. The balance amount of money paid by the Allottee shall be, subject to proviso below, be returned by the Developer to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However, may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions

In the event construction of the floor or the Building or the Project in which the Apartment is located has been stopped for a period of more than 12 (Twelve) months due to Applicable Law, the Developer shall have the option to terminate this Agreement. In such an event the Developer shall be liable to refund, subject to the proviso below, the entire money paid by the Allottee under any head whatsoever towards the sale of the Apartment, within 45 (forty-five) days of receiving the termination notice.

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions

Radhashree Apartments Pvt. Ltd.



Director

10. DEED OF CONVEYANCE OF THE SAID APARTMENT:

The Developer, on receipt of Total Consideration of Apartment, Total Tax and The Total Extras and Deposits as mentioned hereinabove under the Agreement from the Allottee, shall execute a Deed of Conveyance and convey the ownership rights of the Apartment together with the right to use the proportionate indivisible undivided share in the Common Areas within the time period as stated in local laws, to the Allottee.

Provided that, in the absence of local law, the Deed of Conveyance in favour of the Allottee shall be carried out by the Developer within 3 (three) months from the date of issue of completion 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 Developer to withhold registration of the deed of conveyance in his/her favour till payment of stamp duty and registration charges to the Developer is made by the Allottee.

The Deed of Conveyance shall be drafted by the Solicitors/Advocates of the Developer and shall be in such form and contain such particulars as may be approved by the Developer. No request for any changes whatsoever in the Deed of Conveyance will be entertained by the Developer unless such changes are required to cure any gross mistake or typographical or arithmetical error.

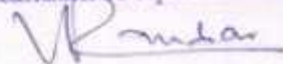
11. MAINTENANCE OF THE BUILDING /APARTMENT / PROJECT:

The Developer 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 upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Extras and Deposits as mentioned hereinabove for the Apartment. In case the formation of the Association is delayed due no fault of the Developer; the Developer shall provide and maintain the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the Allottee shall be liable to pay to the Developer or facility management company, the charges for such maintenance as fixed by the Developer at actual.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect in construction (excluding any purchased materials and/or items) is brought to the notice of the Developer within a period of 5 (five) years by the Allottee from the date of handing over deemed possession, the Developer shall take steps to rectify such defects without further charge, within 30 (thirty) days, and in the event of Developer's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act Provided However that the Developer shall not be liable under any circumstances if any additions, alterations and/or modifications etc. have been made in the Buildings, Common Areas and/or any of the Apartment Units by the Allottees including the Allottee herein and/or if there is any deviation found from the sanctioned Building Plan. It is further made clear that the structural defect, if any, must be certified by a licensed Architect that it is a defect made at the time of construction and is not due to wear and tear and/or due to weather elements and/or natural causes /calamities and/or due to any additions, alterations and/or modifications, etc. made by any of the Allottees and/or occupants of the Building.

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Director

Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Allottees, without first notifying the Developer and without giving the Developer the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Developer shall be relieved of its obligations contained hereinabove in this clause.

However, the Allottee has been made aware and the Allottee expressly agrees that the regular wear and tear of the Residential Complex excludes minor hairline cracks on the external and internal walls excluding RCC structure which happens due to variation in temperature of more than 20 degree centigrade which do not amount of the structural defects and hence cannot be attributed to either bad workmanship or structural defects. It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee it shall be necessary to appoint an expert/ surveyor to be nominated by the architect of the said project, who shall survey and assess the same and then submit report to state the defects in material used in the structure and in the workmanship executed.

13. RIGHT OF ALLOTTEE(S) TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:

The Allottee(s) hereby agrees to purchase the Flat & Car Parking Space, in the specific understanding that his/her/its right to 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 Allottee(s) (or the maintenance agency appointed by it) and performance by the Allottee(s) of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottee(s) from time to time.

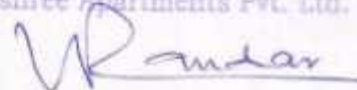
14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Developer/maintenance agency/Association 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 Developer/ Association and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, as located within the Project, shall be ear-marked 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, firefighting pumps and equipment 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, if allotted, and the same shall be reserved for use by the Association for rendering maintenance services.

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Director

16. COMPLIANCE WITH RESPECT TO THE APARTMENT:

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

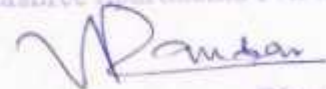
The Allottee further undertakes, assures and guarantees that he/she would not put any sign- board/name-plate, neon light, publicity material or advertisement material etc. on the face facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the Association and/or maintenance agency appointed by Association. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

Dishonour of Payment Instruments

In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the Allottee for any reason whatsoever, then the same shall be treated as a default and the Developer may at its sole discretion be entitled to exercise any recourse available herein. Further, the Developer shall intimate the Allottee of the dishonour of the cheque and the Allottee would be required to promptly tender a Demand Draft of the outstanding amounts including interest at the Applicable Interest Rate from the due date till the date of receipt by the Developer of all the amounts including the dishonour charges of Rs. 500/- (Rupees Five Hundred only) (for each dishonour). In the event the said Demand Draft is not tendered within 7 (seven) days then the Developer shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Allottee comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Developer may consider the same at its sole discretion. In the event of dishonour of any cheque, the Developer has no obligation to return the original dishonoured cheque.

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Director

Raising of Finance by Allottee

The Allottee may obtain finance from any financial institution/bank or any other source but the Allottee's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and the Allottee shall remain bound by this Agreement whether

or not he has been able to obtain financing for the purchase of the Apartment.

Deemed Possession

It is understood by the Allottee that even if the Allottee fails to take possession of the Apartment within the date such possession is offered by the Developer, the Allottee shall be deemed to have taken possession on the 15 days from the date of such notice which date, for all purposes and irrespective of the actual date when the Allottee takes physical possession of the Apartment, will be deemed to be the possession date ("Possession Date").

On and from the Possession Date:

The Apartment shall be at the sole risk and cost of the Allottee and the Developer shall have no liability or concern thereof;

The Allottee shall become liable to pay the Maintenance Charges in respect of the Apartment and the Common Areas on and from the Possession Date;

All taxes, deposits and other levies/charges imposed, demanded or required to be paid to the authorities concerned relating to the undivided interest in the Common Areas shall be paid and borne by the Allottee proportionate to his interest therein and those relating only to the Apartment shall be borne solely and conclusively by the Allottee, with effect from the Possession Date.

All other expenses necessary and incidental to the management and maintenance of the Project.

Right of Allottee to use Common Areas subject to Payment of Maintenance Charges

The Allottee hereby agrees to acquire the Apartment on the specific understanding that his right to the use of Common Areas shall be subject to timely payment of Maintenance Charges, as determined by the Developer (or Association) and performance by the Allottee of all his obligations in respect of the terms and conditions specified by the Developer or the Association from time to time.

Additions or Replacements

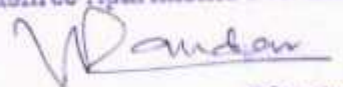
As and when any plant and machinery, including but not limited to, DG sets, electric sub-stations, pumps, firefighting equipment or any other plant, machinery and/or equipment of capital nature etc. require replacement, up gradation, additions etc. the cost thereof shall be contributed by all the Apartment Acquirers in the Project on pro-rata basis as specified by the Association. The Developer and upon completion the Association shall have the sole authority to decide the necessity of such replacement, up gradation, additions etc. including its timings or cost thereof and the Allottee agrees to abide by the same.

Maintenance and Association

Maintenance

Upon completion of the Project the Developer will hand over its management for maintenance to the Association for which the Allottee may be required to execute an agreement ("Maintenance Agreement") with the Association. The Allottee will be required to complete the formalities of becoming a member of the Association. The Allottee shall observe and abide by all the bye-laws, rules and regulations prescribed by the Association in regard to ownership or enjoyment of the Apartment or common areas and facilities in the

Radhashree Apartments Pvt. Ltd.



Director

Project.

In the event the Association has been formed but there is/are Apartments in the Building that are not sold by the Developer, till such time the unsold Apartments are not sold or transferred, all outgoings pertaining to the unsold Apartments shall be payable by the Developer. Further the Allottee and/or the association shall not do any act deed or thing which may restrict or impede transfer of the unsold Apartments to any of the prospective Allottee.

For the enjoyment and maintenance of the common areas and facilities of the Project, the Allottee shall be liable to remit per month the proportionate Maintenance Charges of such area and facilities as may be fixed by the Developer and upon completion the Association from time to time. The Maintenance Charges shall become payable from the Possession Date. In case the Allottee fails to pay: (i) the Allottee shall not be entitled to avail any maintenance services; (ii) interest @ 12% per annum will become payable by the Allottee; and (iii) the Developer/Association shall adjust the unpaid amount from the advance maintenance charges. If due to such adjustment the advance maintenance charges falls below the six months average of the Maintenance Charges, then the Allottee shall make good the resultant shortfall within 15 (fifteen) days from the due date of the defaulted maintenance bill.

That it is agreed, declared and undertaken by the Purchaser that in the event of the Purchaser having taken deemed possession, he is liable to pay maintenance charges as stated hereinabove. It is further agreed, declared and undertaken by the Purchaser that in the event of non-payment of maintenance charges continuing beyond the complete usage of security maintenance deposit, the Purchaser shall be liable to pay "HOLDING CHARGES" to the Vendor/ Developer (in case till such time the HOLDING ORGANIZATION has not been formed), or to the HOLDING ORGANIZATION (in case it is formed thereon) of Rs. 2000/- (Rupees Two Thousand only) per month, till the payment of maintenance charges are regularized and brought upto date.

Interim Maintenance Period:

During the interim maintenance period between obtaining of the completion certificate of such Project and formation and operationalisation of the Association the Developer shall through itself or through a facility management company to run, operate, manage and maintain the Common Areas.

The Developer shall endeavour that the committee responsible for the maintenance and operation of the Common Areas will be required to provide manpower for maintaining the Common Areas, wherever required, and to collect maintenance charges and also guest charges and the user charges for the utilities being provided on "pay by use" basis, if any.

The maintenance and management of Common Areas by the committee will primarily include but not limited to maintenance of water works, common electrical installations, DG Sets, landscaping, driveways, parking areas, lobbies, lifts and staircases, AMC's etc. It will also include safety and security of the Project such as fire detection and protection and management of general security control of the Project.

The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas shall during the interim maintenance period shall be framed by the Developer with such restrictions as may be necessary for proper maintenance and all the Allottee are bound to follow the same.

After the Common Areas of the Project are handed over to the Association, the Association may adopt the Rules and the Bye laws framed by the Developer, with or without amendments, as may be deemed necessary by the Association.

Covenants of the Allottee:

Apartment use

The Allottee shall not use the Apartment or permit the same to be used for the purpose other than the purposes mentioned in Recital 'C' or for any purposes which may or is likely to cause nuisance or annoyance to the occupiers of other units or for any illegal or immoral purposes.

Hazardous materials

The Allottee shall not store in the Apartment or Building any goods which are of hazardous, combustible or dangerous nature or storing of which goods is objected to by the concerned local or other authority.

Additions

The Allottee shall not make any additions or alterations in the Apartment or Building or cause damage to or nuisance in the Apartment or Building or in the Project in any manner. In case any partitions, interiors, false ceilings etc. are installed by the Allottee, then all necessary permissions from the authorities, if required, will be obtained by the Allottee directly at his own cost. In any case the Allottee shall not be entitled to carry out any structural changes in the Building and Apartment.

Co-operation

The Allottee shall at all times co-operate with the other Allottee/occupiers of the Units in the management and maintenance of the Apartment and the Building and the Project.

Transfer

The Allottee shall not transfer or sell the rights under this Agreement without prior written permission from the Developer till such time as all payments under this Agreement are cleared. The Developer shall retain the first right of refusal for such transfer of rights. Where the Developer does not exercise the above right of pre-emption then in that event transfer of rights before the completion and handover of the Apartment, the Allottee shall pay a transfer fee of Rs. 25,000/- (Rupees Twenty Five Thousand only). Such transfer however shall be permissible only if the first instalment (other than Booking Amount) as per this Agreement has been paid in full and all other payments that may be due under this Agreement have been cleared in total.

Taxes

If at any time after the Effective Date there be imposition of any new or enhancement in any tax or levy or fees or charges on the transfer or construction of the Apartment, the same shall be borne and paid by the Allottee.

Common Rules

The Allottee shall abide by and adhere to the Common Rules specified hereunder from time to time.

Common Expenses

The Allottee pay on due dates for the Proportionate Common Expenses from time to time.

Model Unit

The Allottee agrees and understands that all the standard fitting, interiors and fixtures and dimension provided in the show/model Unit exhibited at the site only, if any, will provide a representative idea and the actual Apartment agreed to be constructed may not include the fittings and fixtures of the model Unit and even if such fittings and fixtures are provided they may vary as to make, colour, shade, shape and appearance from the ones provided in the model Unit and the Allottee shall not be entitled to raise any claim for such variation.

Construction Progress Linked Payment Plan

The Allottee(s) acknowledges that he/her/it has chosen the "Construction Progress Linked Payment Plan" since it offers several advantages to the Allottee(s), including that the installment payments may become due later in time than as envisages at the time of entering into this Agreement, if the relevant construction milestones are delayed, thus compensating for the impact of any delay in construction on the Allottee. This significantly reduces the risk of the Allottee as compared to the "Time Linked Payment Plan" option and the Allottee has entered into this Agreement after taking into account the advantages and risks of the "Construction Progress Linked Payment Plan".

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES

The Parties are entering into this Agreement for the allotment of an apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

18. ADDITIONAL CONSTRUCTIONS

The Developer 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.

19. DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE

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

20. APARTMENT OWNERSHIP ACT (OR THE RELEVANT STATE ACT):

The Developer has assured the Allottee that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972, The Developer showing compliance of various laws/regulations as applicable in the state of West Bengal.

Radhasree Apartments Pvt. Ltd.


21. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer 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 Registration Office at Kolkata as and when intimated by the Developer. If the Allottee(s) fails to execute and deliver to the Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Registration Office at Kolkata for its registration as and when intimated by the Developer, then the Developer 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 the Developer shall be entitled to forfeit the Cancellation Charges and the GST applicable on such Cancellation Charges. The balance amount of money paid by the Allottee shall be, subject to proviso below, be returned by the Developer to the Allottee within 12 (twelve) months of such cancellation or on transfer of the Said Apartment to any other Apartment Acquirer, whichever is earlier. However may it be clarified that the balance amount shall be payable subject to the execution of the Deed of Cancellation.

Provided that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Developer and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

22. ENTIRE AGREEMENT:

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

23. RIGHT TO AMEND:

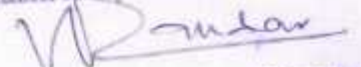
This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/SUBSEQUENT ALLOTTEE:

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 any subsequent Allottee of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

Radhashree Apartments Pvt. Ltd.



Director

The Developer 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 Developer in the case of one Allottee shall not be construed to be a precedent and/or binding on the Developer to exercise such discretion in the- case of other Allottee.

Failure on the part of the Parties 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 there under 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 there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the Carpet Area of the Apartment bears to the total carpet area of all the Apartment 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 completed only upon its execution by the Developer through its authorized signatory at the Developer's Office; or at some other place, which may be mutually agreed between the Developer and the Allottee after the Agreement is duly executed by the Allottee and the Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Additional Registrar of Assurances-I at Kolkata. 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 Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post at their respective

addresses specified below:

31. ALLOTEES :

Mr. -----

Mrs. -----

DEVELOPER:

M/s. Radhashree Apartments Private Limited
13, Ganesh Chandra Avenue, 2nd Floor, P. S. – Bowbazar,
P. O. Bowbazar, Kolkata – 700 013

It shall be the duty of the Allottee and the Developer 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 Developer or the Allottee, as the case may be.

Joint allottee:

That in case there are Joint Allottee all communications shall be sent by the Developer 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 Allottee.

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 Act and the Rules and Regulations made there under including other Applicable 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 under the Arbitration and Conciliation Act, 1996 or as amended from time to time.

Radhashree Apartments Pvt. Ltd.
Randa
Director

SCHEDULE – 'A' ABOVE REFERRED TO
(THE SAID BUILDING COMPLEX)

ALL THAT Piece and Parcel of land measuring **38 (THIRTY EIGHT) COTTAHS 05 (FIVE) CHITTAKS 15 (FIFTEEN) SQUARE FEET** be the same a little more or less, at **MUNICIPAL PREMISES NO. 30, MOTILAL BASAK LANE** (Formerly – Motilal Basak Garden Lane), **KOLKATA – 700 054**, under P. S. – **PHOOLBAGAN**, under Kolkata Municipal Corporation **WARD NO. 031**, Borough No. - III, District : North 24-Parganas, West Bengal and butted and bounded as follows :

ON THE NORTH : By Premises No. 27A, Motilal Basak Lane & 29, Motilal Basak Lane
ON THE SOUTH : By Premises No. 31, Motilal Basak Lane, 98, Motilal Basak Lane & 98/1, Motilal Basak Lane
ON THE EAST : By Premises No. 98, Narkeldanga Main Road.
ON THE WEST : By Motilal Basak Lane .

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Latitude/ Longitude of the end points of the Project :

Latitude : - 22.34'38.2 N
 Longitude : - 88.23'35.9 E

SCHEDULE – 'B' ABOVE REFERRED TO
(THE SAID PROPOSED FLAT AND THE PROPERTIES APURTEMENT THERETO)

ALL THAT the Residential Flat/Unit in or portion of the New building being **UNIT/ APARTMENT/FLAT NO. '-----'** on a portion on the _____ (_____) **FLOOR** at **BLOCK – '___ (-----)'** containing by admeasurements a Carpet Area of ----- Sft. and Exclusive Balcony/Verandah/Open Terrace Area Or "EBVT AREA", of ___ Square Feet aggregating to a Net Area of ___ Square Feet, equivalent to a Super Built-Up Area of ----- Square Feet, which is further equivalent to a **SUPER BUILT-UP AREA** of ----- **SQUARE FEET**, be little more or less in the New building now known as "**RADHASHREE 30**" at the said Building Complex, **which is under construction**, and shown in the plan annexed hereto duly bordered in '**RED**' thereon **TOGETHER WITH** facility to park **ONE** medium sized motor car on the **OPEN/ COVERED CAR PARKING SPACE** on the ground floor of the said building complex to be specifically allotted and demarcated by the Developer at the time of possession **TOGETHER WITH** proportionate undivided and demarcated indivisible impartible share in the Common Areas and Installations mentioned and described in the **Schedule – 'D'** hereunder written attributable to the said Unit **AND TOGETHER WITH** proportionate undivided undemarcated indivisible impartible share in the land below/ beneath the said building described and

mentioned in the Schedule hereinabove written attributable to the said Unit.

SCHEDULE - 'C' ABOVE REFERRED TO

(Consideration Amount)

Part - I

The Allottee hereby agrees to pay the 'TOTAL CONSIDERATION AMOUNT' of RS. _____/- (RUPEES _____ ONLY) and the said consideration amount shall be paid by the Allottee to the Developer in the manner hereinafter appearing:

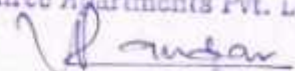
1.	Application Money	Rs. 2,00,000/-
2.	On or before signing of this agreement (inclusive of the application fee)	20% of the total consideration price Plus applicable GST.
3.	On completion of Foundation	10% of the total consideration price Plus applicable GST.
4.	On completion of 1 st Floor roof casting	10% of the total consideration price Plus applicable GST.
5.	On completion of 2 nd Floor roof casting	10% of the total consideration price Plus applicable GST.
6.	On completion of 3 rd Floor roof casting	10% of the total consideration price Plus applicable GST.
7.	On completion of 4 th Floor roof casting	10% of the total consideration price Plus applicable GST.
8.	On Completion of Brick work	10% of the total consideration price Plus applicable GST.
9.	On Completion of Flooring	10% of the total consideration price Plus applicable GST.
10	On or before possession or registration whichever is earlier	10% of the total consideration price Plus applicable GST.

All other additional/ extra charges and deposits (mandatory) as stated hereinabove, will be paid on or before taking over possession of the said flat/unit or as demanded by the Developer from the Allottee.

Part - II

The Allottee hereby also agrees to pay to the Developer for extra/additional works and /or facilities to be done and/or provided as per requirement of the Allottee.

Radhashree Apartments Pvt. Ltd.



Director

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1.

SIGNATURE OF THE VENDOR/ LANDOWNER

2.

SIGNATURE OF DEVELOPER

SIGNATURE OF ALLOTTEE/PURCHASER

Radhashree Apartments Pvt. Ltd.
V. Panda
Director

RECEIVED of and from the within named Allottee within
mentioned sum of Rs. _____/-

(Rupees _____
_____ Only) being the consideration amount
in PART as per memo below:-

MEMO OF CONSIDERATION

1.	By Cheque No. _____ dated _____ drawn on _____.	Rs. _____
2.	By Cheque No. _____ dated _____ drawn on _____.	Rs. _____
3.	By Cheque No. _____ dated _____ drawn on _____.	Rs. _____
TOTAL AMOUNT RECEIVED		Rs. _____

Witness:

1.

2.

Drafted by me on the basis of information
furnished by the Parties herein

SIGNATURE OF DEVELOPER

Sanjay Kumar Jain
Advocate, High Court, Calcutta
Enrolment No. : WB/444/2005

Radhashree Apartments Pvt. Ltd.
[Signature]
Director

DATED : THE DAY OF, 2023

AGREEMENT FOR SALE

BETWEEN

MR. JOYDEEP BANERJEA & OTHERS
-----VANDOR/ LANDPWRNER

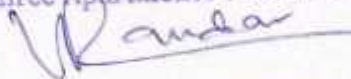
&

M/S. RADHASHREE APARTMENTS PRIVATE LIMITED
-----DEVELOPER

&

MR. -----
MRS. -----
-----ALLOTTEE

Radhashree Apartments Pvt. Ltd.



Director

'RADHASHREE 30'
FLAT/ UNIT NO. -----
FLOOR - --- (---)
BLOCK - --- (---)