



अभिलेख पश्चिम बंगाल WEST BENGAL

82AB 296356

AGREEMENT FOR SALE

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

By and Between.

(1) **SRI SWADESH CHANDRA ROY (PAN: ACUPR1074K)** (Aadhaar: 7155 3197 8143), son of Late Gopi Krishna Roy, by occupation-Retired person, (2) **SMT. GOPA ROY (PAN: BEUPR7549A)** (Aadhaar: 4580 1470 1702), wife of Late Sarat Chandra Roy, by occupation-Housewife, (3) **MISS. SANGEETA ROY (PAN: ATFPR7819E)** (Aadhaar: 3669 7947 0471),

daughter of Late Sarat Chandra Roy, by occupation-Housewife, (4) **SRI BIJON KUMAR ROY (PAN: ACUPR1075J)** (Aadhaar: 7486 5260 0636), son of Late Gopi Krishna Roy, by occupation-Retired person, all residing at 4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006, (5) **SMT. BIJOY LAKSHMI TAH (NEE ROY) (PAN: AMPPT2549C)** (Aadhaar: 6016 4839 1109), wife of Late Basudev Tah, and daughter of Gopi Krishna Roy, by occupation-Housewife, permanent resident of Madan Doctor Lane, P.O. Lakurdi, P.S.- Burdwan, Pin-713122, presently residing at 4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006, hereinafter called the **OWNERS**, represented by their Constituted Attorney, **SRI SAGAR KHAN (PAN: EBZPK5105G)** (Aadhaar: 4567 1155 1254) (Mobile: 7980695770), Proprietor of M/s. Bashundhara Construction by virtue of Development Power of Attorney dated 30.05.2018 executed and registered in the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No.-IV, Volume No. 1903-2018, Pages from 93106 to 93137, Being No. 190303203, for the year 2018 (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. BASHUNDHARA CONSTRUCTION & DEVELOPER (PAN: EBZPK5105G), a proprietorship concern represented by its sole proprietor **SRI SAGAR KHAN (PAN: EBZPK5105G)** (Aadhaar: 4567 1155 1254) (Mobile: 7980695770), son of Sri Alok Kumar Khan, by faith-Hindu, by nationality-Indian, by occupation-Business, having its office at 76, Ramkanta Bose Street, P.O.-Baghbazar, P.S.-Shyampukur, Kolkata-700003, hereinafter called and referred to as the **DEVELOPER** (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors-in-Office, administrators and assigns) of the **OTHER PART**.

AND

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(1)

Mr. / Ms. _____, (Aadhar no. _____) son /
daughter of _____, aged about _____, residing
at _____,

(PAN _____), hereinafter called the "Allottee"
(which expression shall unless repugnant to the context or meaning thereof be deemed to
mean and include his/her heirs, executors, administrators, successors-in-interest and
permitted assignees).

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

Definitions

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

- a) "**Act**" means the The Real Estate (Regulation and Development) Act, 2016;
- b) "**Rules**" means the West Bengal Real Estate (Regulation and Development) Rules, 2021
made under the The Real Estate (Regulation and Development) Act, 2021;
- c) "**Regulations**" means the Regulations made under the The Real Estate
(Regulation and Development) Act, 2016;
- d) "**section**" means a section of the Act.

i. **WHEREAS** by virtue of a registered Deed of Conveyance(Bengali Cobala) dated 18th day of
September 1944 registered in the Office of Sub-Registrar of Assurances Calcutta and
receded in Book No. I, Volume No. 68, Pages 177 to 182, Being Deed No. 3327 for the year
194, one Smt. Santimoyee Roy wife of Gopi Krishna Roy and Smt. Pachubala Devi (Roy)
wife of Murari Mohan Roy, jointly purchased ALL THAT undivided Viz share of two storied
brick built dwelling house together with land underneath measuring more or less 5 Cottah
12 Chittacks at and being Premises No. 4, Fakir Chakraborty Lane P.S. Burtolla, Calcutta
and on 31st May 1944 the Ronnie Registrar of High Court Calcutta Appellate side in suit
being No. 1233 of 1936 directed Smt. Santimoyee Roy wife of Gopi Krishna Roy and Smt.
Pachubala Devi(Roy) wife of Murari Mohan Roy purchased undivided 1/2 share of two
storied brick built dwelling house together with underneath measuring more or less 5
Cottah 12 Chittacks at and being Premises No. 4, Fakir Chakraborty Lane P.S. Burtolla,
Calcutta and accordingly on prayer the Hon'ble Registrar issued Sale Certificate in favour
of the said Smt. Santimoyee Roy and Smt. Pachubala Devi(Roy) on 2nd August, 1944. Thus
the said Smt. Santimoyee Roy and Smt. Pachubala Devi(Roy) became owners in equal
share of ALL THAT piece and parcel of land measuring more or less 5 Cottahs 12 Chittacks
together with two storied brick built dwelling house lying and situated Premises No. 4,
Fakir Chakraborty Lane P.S. Burtolla, Calcutta which is morefully and particularly
described in "**First Schedule**" and referred "**the said Property**".



- II. **AND WHEREAS** the said Pachubala Devi(Roy) died intestate leaving behind her two sons viz Suniti Kumar Roy and Pranati Kumar Roy as her legal heirs and successors. Thereafter the said Suniti Kumar Roy and Pranati Kumar Roy jointly became owners of the undivided 50% share of the First Schedule below Property.
- III. **AND WHEREAS** by virtue of Deed of Conveyance dated 22nd July, 1975 one Gopi Krishna Roy purchased the 50% undivided share of the said property from Suniti Kumar Roy and Pranati Kumar Roy in the name of Smt. Amiya Rani Jos, wife of Shibaprasad Jos as his Benamder and the said Deed of Conveyance duly registered in the office of the Registrar of Calcutta and receded in Book No. 1, Volume No. 145, Pages 277 to 281, being Deed No. 4226 for the year 1975.
- IV. **AND WHEREAS** the said Gopi Krishna Roy filed a Title Suit before Ld. 6th Bench City Civil Court, Calcutta being Suit No 1064 of 1977 against St. Amiya Rani Jos wife of Shibaprasad Jos for declaration of title in respect of the 50% undivided share of the First Schedule Property and the Ld. 6th Bench, City Civil Court Calcutta pleased to pass the decree in favour of Gopi Krishna Roy on 21st February, 1978.
- V. **AND WHEREAS** the said Smt, Santimoyee Roy was also Benamder of Gopi Krishna Roy and the said Santimoyee Roy released, relinquished her ail right, title, interest over the other 50% undivided share of the First Schedule Property in favour of her husband Gopi Krishna Roy by executing registered deed of release (Bengali Nadabi Patra) on 30th day of May, 1961 at the office of District Registrar Burdwan and recorded in Book I, being No. 5588 for the year 1961.
- VI. **AND WHEREAS** thus the said Gopi Krishna Roy become the absolute owner of the land measuring more or less 5 Cottahs 12 Chittacks together with two storied brick built dwelling house lying and situate at Premises No. 4, Fakir Chakraborty Lane ,P.S. Burtollia, Kolkata-700006, which is morfully described herein below First Schedule.
- VII. **AND WHEREAS** on 4th day of June, 1961 the said Santimoyee Roy died intestate and thereafter the said Gopi Krishna Roy executed a Deed of Family Settlement of Bengali Paribaric Nerupan Patra) on 25th day of March, 1985 which was duly registered in the office of Sub-Registrar of Assurances, Calcutta and receded in Book No. 1, Volume No. 106, Pages 202 to 212, being Deed No. 36[^] for the year 1985, wherein the said Gopi Krishna Roy leave, bequeatr/the said property to his third, fourth, fifth sons and only daughter viz. Swadesh Chandra Roy, Sarat Chandra Roy, Bijori Kumar Roy and Bijoy Lakshmi Tah, but they will be absolute owners only after death of Gopi Krishna Roy and the said Gopi Krishna Roy subsequently died on 22nd September, 1989.
- VIII. **AND WHERVAS** after the death of Gopi Krishna Roy the said Swadesh Chandra Roy, Sarat Chandra Roy, Bijon Kumar Roy and Bijoy Lakshmi Tah became the joint owners of the said property and mutated their name in the record of Kolkata Municipal Corporation.
- IX. **AND WHEREAS** the said Sarat Chandra Roy died intestate on 1st August, 2010 leaving

behind his wife Smt. Gopa Roy and his daughter Sangeeta Roy as his legal heirs and successor.

X. **AND WHEREAS** said Bijon Kumar Roy executing a registered Deed of Settlement on 19th June, 2013 therein made settlement of his undivided ^{1/3} share in the said property by making provision for himself and the said Deed was registered at the office A.R.A.II, Kolkata and recorded in Book No. 1, Volume No. 27, Pages No. 1635 to 1650, being deed No. 08744 for the year 2013.

XI. **AND WHEREAS** by a Deed of Declaration dated 16.08.2016 it was rectified that the settler/ trustee (Bijon Kumar Roy) is entitled to enter into a development agreement along with others co-owners for the purpose to erect new construction after demolishing the old structure of the Schedule A of the Settlement Deed dated 19/06/2013 and also to sell, convey, transfer or otherwise deal with the developers allocation as per the terms of the development agreement to the developer or his/her /its/their nominee or nominees and settler/ trustee shall have no right to transfer or encumber the owner's allocation only as per terms of the development agreement and the said of Deed of Declaration dated 16/08/2016 was duly registered at A.R.A.II, Kolkata and recorded in Book No. 1, Volume No. 1902016, Pages No. 112571 to 112590, being deed No. 190203571 for the year 2016.

XII. **AND WHEREAS** by another Deed of Declaration dated 23rd September, 2022, it was rectified and clarified the devolution of title by which said Smt. Shantimoyee Roy, since deceased, wife of Late Gopi Krishna Roy and Smt. Panchubala Devi (Roy) since deceased became the joint owners having equal share holder of ALL THAT piece and parcel of land measuring more or less 5 Cottahs 12 Chittacks together with two storied brick built dwelling house lying and situated at premises no. 4, Fakir Chakraborty Lane, P.S-Burtolla, Calcutta, and the said Deed of Declaration was duly registered in at A.R.A.II, Kolkata and recorded in Book No. 1, Volume No. 1902-2022, Pages No. 405727 to 405741, being deed No. 190211534 for the year 2022;

XIII. **AND WHEREAS** the Developer is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labours and also put in resources for building materials and supervise of completing the construction of the proposed building and to procure prospective owner for the flats, shops, Garages, apartments and other spaces to be built as per the building plan to be sanctioned by the Kolkata Municipal Corporation.

XIV. **AND WHEREAS** by a Development Agreement dated 30th day of May, 2018, made between the Owners herein and the Developer herein, the Developer with the consent of the Owner agreed to construct several self-contained flats/garages shops according to the sanctioned plan to be sanctioned by the Kolkata Municipal Corporation and as per the terms and

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conditions of the Development Agreement dated 30th day of May, 2018 and the said Development Agreement was duly registered with the office of Additional Registrar of Assurances-II, Kolkata and recorded in its Book No. I, Volume No. 1902-2018, Pages from 69853 to 69395, being No. 190201925, for the year 2018 and the said owners also executed a Development Power of Attorney dated 30.05.2018 and registered in the office of Additional Registrar of Assurances-III, Kolkata and recorded in Book No. IV, Volume No. 1903-2018, Pages from 93106 to 93137, being Deed No. 190303203 for the year 2018.

XV. **AND WHEREAS** in terms of Development Agreement dated 30th day of May, 2018 the said Developer has obtained sanctioned building plan from the Borough II, Kolkata Municipal Corporation being No. 2020020028 dated 24th November, 2020 valid up to 23/11/2025.

A. The Said Land is earmarked for the purpose of building a residential project, comprising G+4 storied apartment buildings and the said project shall be known as 'Basundhara Residency' ("Project");



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- B. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;
- C. The KMC has granted the commencement certificate to develop the Project vide approval dated bearing no. _____;
- D. The Promoter has obtained the final layout plan approvals for the Project from Kolkata Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- E. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at ___ no. ___; on ___ under registration
- F. The Allottee had applied for an apartment in the Project vide application no. ___ dated ___ and has been allotted apartment no. ___ having carpet area of ___ square feet, type ___ on ___ floor in [tower/block/building] no. ("Building") along with garage/closed parking no. ___ admeasuring ___ square feet in the ___ [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

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

AND WHEREAS the Developer do hereby propose and agree to sale and the Purchasers have agree to purchase one self contained residential Flat no. , on the Floor, measuring about sq.ft. of super built up area including 25% super built up (including Lift and stair case) area which is exclusively belongs to the Developer according to the said Development Agreement dated 25th day of July, 2017 in the said building which is yet to be constructed on the land comprised in the said premises (hereinafter referred to as "the said flat") on the terms and conditions hereinafter appearing.

AND WHEREAS now the purchasers have agreed to purchase one self-contained flat measuring about sq.ft. of super built up area be the same little more or less on the Floor, side, being Flat no. of the proposed newly constructed building lying and situated on land measuring an area of 5 (five) Cottahs 12 (twelve) Chittacks be the same little more or less at Premises No. 4, Fakir Chakraborty Lane, P.S-Burtolla, Kolata-700006 under Ward No.018 of Kolkata Municipal Corporation, which is morefully and particularly described in the schedule-B below, from the developer's allocation, at a price or consideration of Rs. _____ only at the rate of Rs. _____ per sq.ft. and the developer also agreed to sale the same in favour of the Purchasers;

AND WHEREAS now the said the Purchasers have paid a total sum of Rs. _____ Rupees _____ only out of Rs. _____ only as and by way of Earnest Money and/or part

payment and/or advance money for such flat along with the signing of this Agreement for Sale which the Vendor/Developer has received and accept as mentioned in the Memorandum of Consideration and also subject to the terms and conditions of this Agreement for Sale:

H.

I. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

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

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/ Plot] and the garage/closed parking (if applicable) as specified in paragraph G;

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

1. TERMS:

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

The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____
(Rupees

_____ only ("Total Price") (Give break up and description):

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

*Provide break up of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

[AND] [if/as applicable]

Garage/Closed parking - 1	Price for 1
Garage/Closed parking - 2	Price for 2

[OR]

Plot no. _____	Rate of Plot per square feet
Type _____	

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/ Plot];

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot];

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification;

(iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of [Apartment/Plot] includes: 1) pro rata share in the Common Areas; and 2)

_____ garage(s)/closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed

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by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

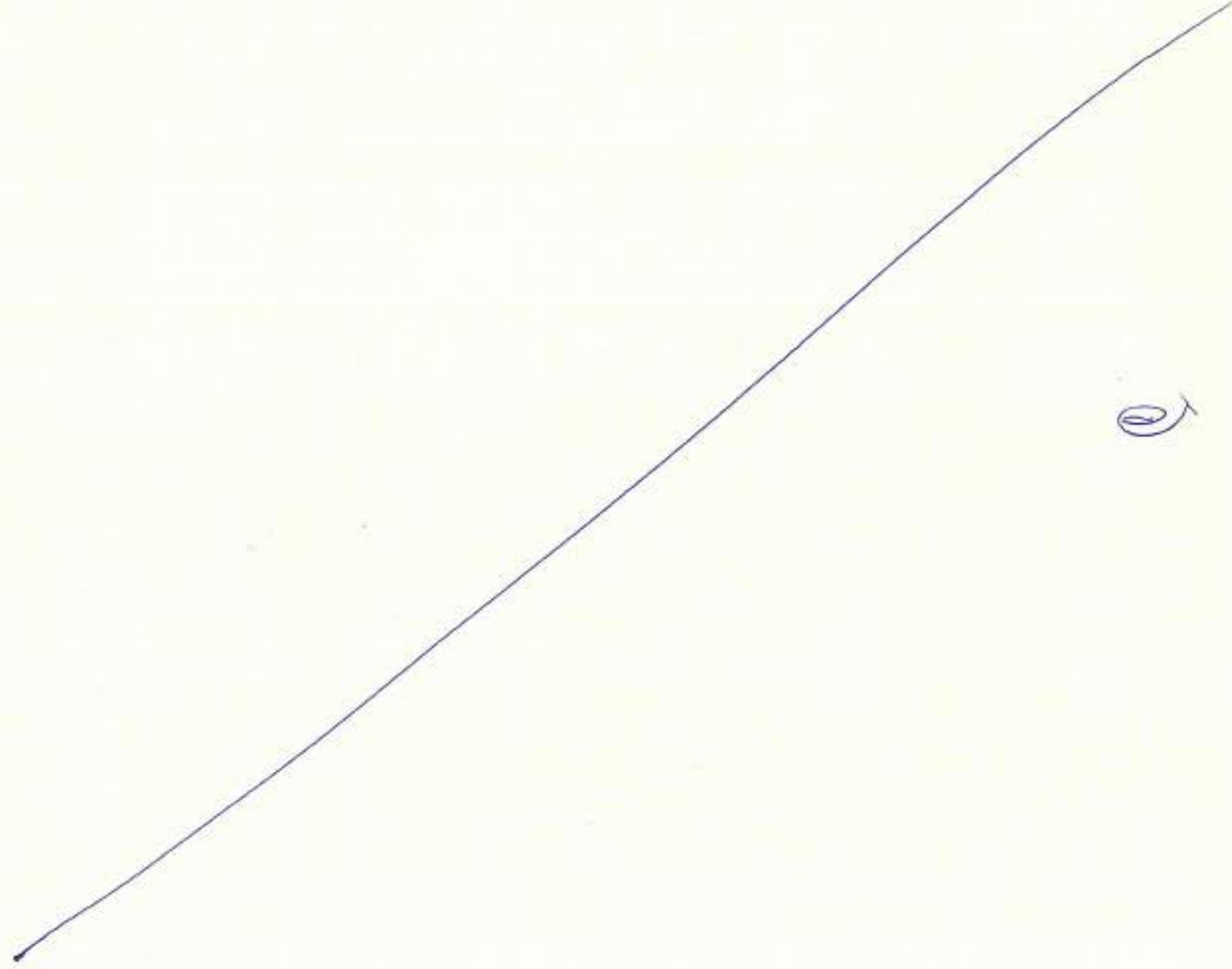
The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ ___ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.

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the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

The Allottee has paid a sum of Rs _____, (Rupees _____, [Apartment/Plot] only) as booking amount being part payment towards the Total Price of the [Apartment/Plot] at the time of application



the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of _____ payable at _____.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

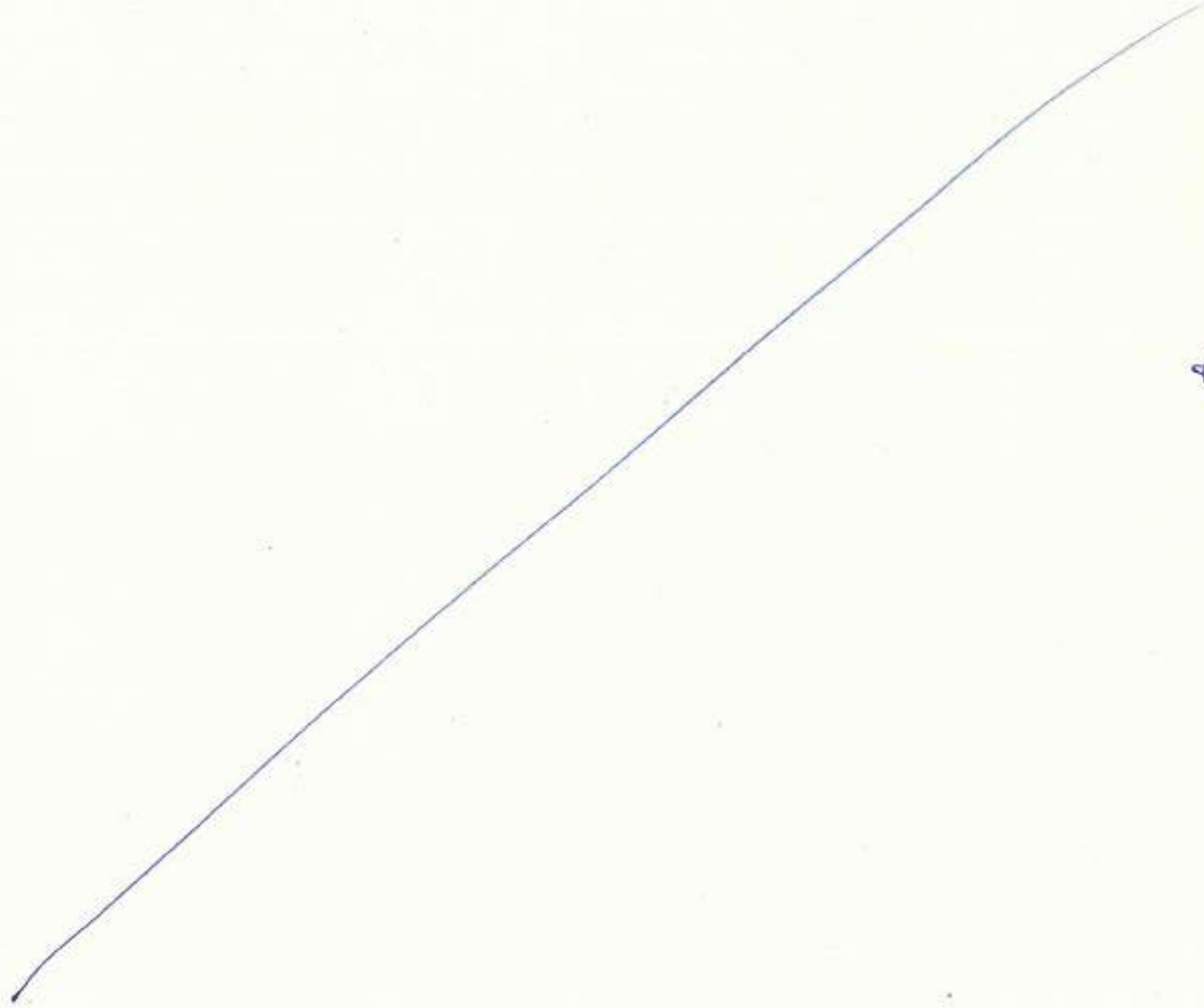
5. TIME IS ESSENCE

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

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

The Allottee has seen the specifications of the [Apartment/Plot] and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and



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provisions prescribed by the _____ [Please insert the relevant laws in force] and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said [Apartment/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] on

unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of

allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within _____ days of receiving the occupancy certificate* of the Project.

Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority,

as the case may be, as per the local laws.

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

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

Compensation -

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

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Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot].

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the Allottees;

- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project;
- (xiii) That the property is not Waqf property.



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9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

- (i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
 - (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.
- In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:
- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
 - (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:
Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot].

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

- (i) In case the Allottee fails to make payments for ___ consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the [Apartment/ Plot] in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Promoter, on receipt of complete amount of the Price of the [Apartment/Plot] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration

charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the [Apartment/Plot].

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

12. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession,

~~_____~~

(Signature)

it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

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

The Allottee hereby agrees to purchase the [Apartment/Plot] on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the _____ (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT: Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the

exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a [Apartment/Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said [Apartment/Plot], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Plot]/ at his/ her own cost.


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18. ADDITIONAL CONSTRUCTIONS

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

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

20. APARTMENT OWNERSHIPACT

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

21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22. ENTIREAGREEMENT

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

23. RIGHT TO AMEND

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of

the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE

The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

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

~~_____~~

Dr.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in ___ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____.

30. NOTICES

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

_____ Name of Allottee
_____ (Allottee

Address) M/s _____ Promoter
name

_____ (Promoter Address)

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

be.

31. JOINTALLOTTEES

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

32. GOVERNING LAW

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

Dr

33. DISPUTE RESOLUTION

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

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee

(1)

(2)

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)

WITNESS

:

1. Signature _____ Name - Address _____

2. Signature _____ Name- Address _____

For Bashundhara Construction and Developer:

 Syam Prasad
Promoter

9

SCHEDULE 'A' -

ALL THAT one self-contained flat measuring about sq.ft. of super built up area including 25% super built up be the same little more or less on the Floor, being flat no. of the proposed newly constructed building lying and situated on land measuring an area of 5 (five) Cottahs 12 (twelve) Chittacks be the same little more or less at Premises No. 4, Fakir Chakraborty Lane, P.S-Burtolla, Kolata-700006 under Ward No.018 of Kolkata Municipal Corporation.

ON THE NORTH BY: By Fakir Chakraborty Lane;

ON THE SOUTH BY: Partly by 5, Fakir Chakraborty Lane and partly by 29,
Goran Hata Street;

ON THE EAST BY: Partly by 1/2, 1/3,1/4, 1/6, Fakir Chakraborty Lane and
partly by 33, Goran Hata Street;

ON THE WEST BY: By 1/2 , and 2, Fakir Chakraborty Lane.

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

The floor plans are attached and annexed as Schedule B



SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

Event	Due Date	Amount
Booking		
On Agreement		
On Commencement of Work	-	
On Completion of Pile	-	
On Completion of 1st floor roof casting	-	
On Completion of 2nd floor roof casting	-	
On Completion of 3rd floor roof casting	-	
On Completion of 4th floor roof casting	-	
On Completion of Tile Work	-	
On Notice of Possession	-	
Total :-		

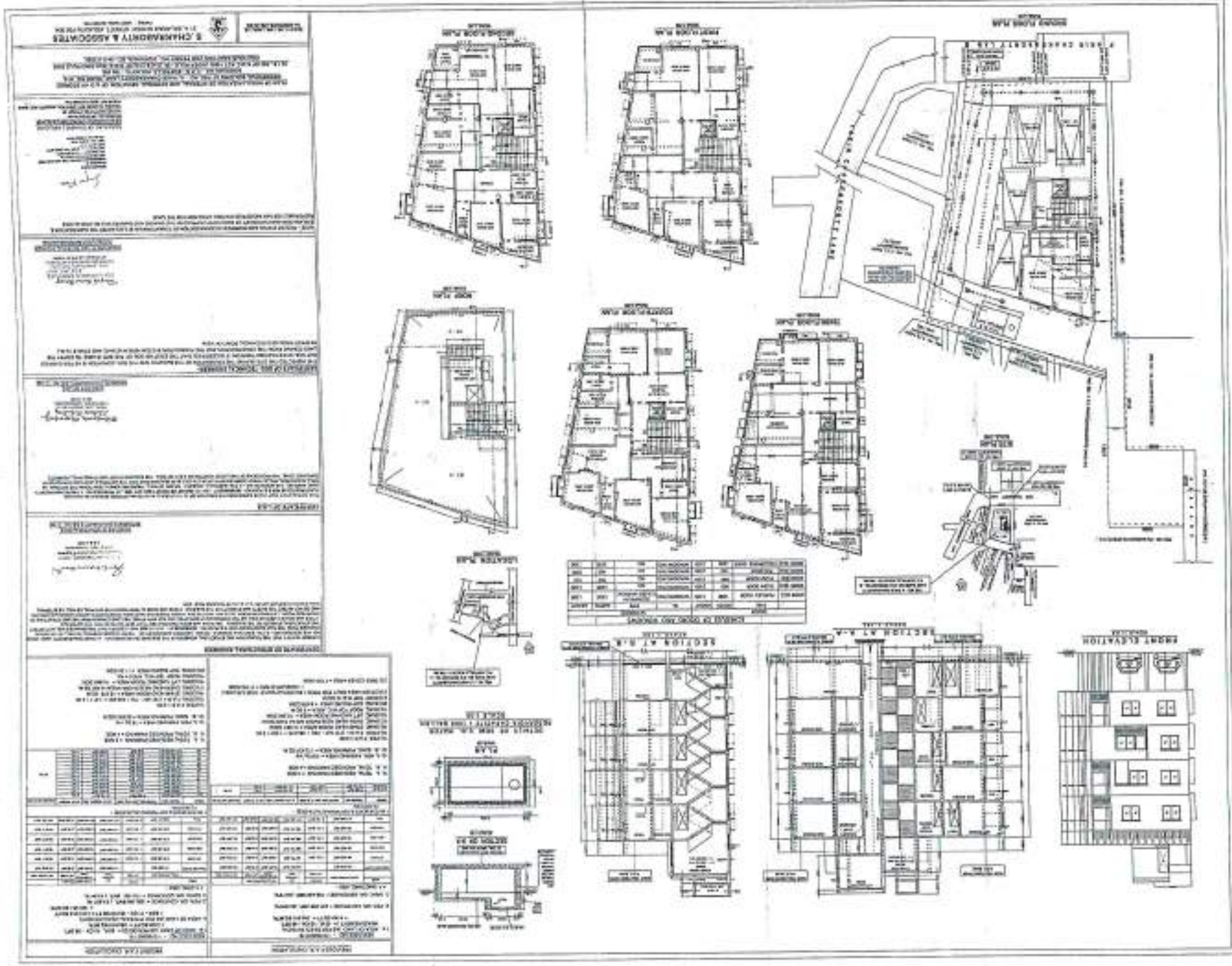
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SCHEDULE 'D' - (SPECIFICATION OF CONSTRUCTION)

BUILDING:	R.C.C. framed multi storied building;
WALLS:	Brick masonry 8" inches thick partition wall 5" and 3" thick with wire netting, cement plaster both sides, plaster of paris and outside surfaces finishing with cement base paints;
WINDOWS:	glass fitted sliding windows with integrated grills painted with synthetic enamel paint and 2mm glass.
DOORS:	Flush Doors with latch.
FLOORS:	Entire tiles/marble flooring.
WATER ARRANGEMENT:	Corporation water shall be stored and shall be into a reservoir and from there supply to different flats;
KITCHEN:	black stone platforms, stainless steel sink with 3' ceramic Tiles on kitchen platform;
TOILETS:	Commode, Shower, Rail 6' (six) feet ceramic Tiles;
ELECTRICITY:	Bed Room - 2 light points, 1 AC point (master bed room), 1 Fan points, Kitchen-cum-dining room - 1 light point, 1 fan point, 1 plug point for refrigerator, 1 plug point for TV, 1 exhaust fan point and 1 plug point for Aquaguard, Bath room - 1 light point, 1 exhaust fan point, 1 plug point for geyser in master bath, fully concealed wiring.
ELIVETOR:	Reputed and reliable company capacity of 4 (four) Passengers.

P.

Schedule - 15



PROJECION

SECTION AT A-A

SECTION AT B-B

SECTION AT C-C

FRONT ELEVATION

SECTION AT D-D

SECTION AT E-E

SECTION AT F-F

SECTION AT G-G

SECTION AT H-H

SECTION AT I-I

SECTION AT J-J

SECTION AT K-K

SECTION AT L-L

SECTION AT M-M

SECTION AT N-N

SECTION AT O-O

SECTION AT P-P

SECTION AT Q-Q

SECTION AT R-R

SECTION AT S-S

SECTION AT T-T

SECTION AT U-U

SECTION AT V-V

SECTION AT W-W

SECTION AT X-X

SECTION AT Y-Y

SECTION AT Z-Z

NO.	DESCRIPTION	QUANTITY
1	CONCRETE	1000
2	BRICK	5000
3	STEEL	200
4	GLASS	100
5	PAINT	50
6	ROOFING	200
7	MECHANICAL	100
8	ELECTRICAL	50
9	PLUMBING	50
10	LANDSCAPE	100