

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this day of Two
Thousand and Twenty Three (2023) A.D.

NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

BETWEEN

(1) M/S. RITURAJ COMPLEX PRIVATE LIMITED, holding PAN : AACCR9742H AND (2) M/S. AZAD DEALER PRIVATE LIMITED, holding PAN : AACCA5415G, both Private Limited Companies, incorporated under the Provisions of the Companies Act, 1956, as extended by Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by their Authorized Signatory, SHRI ADITYA AGARWAL, son of Sri Sunil Agarwal, holding PAN : AFEP A7678D, working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, hereinafter called and referred to as the "**VENDOR**", (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors in office, agents and assigns etc.) of the **ONE PART**.

AND

(1) M/S. CALVIN MARKETING PRIVATE LIMITED, holding PAN : AABCC1886A, (2) M/S. MADHUR ENCLAVE PRIVATE LIMITED, holding PAN : AAECMI851C, (3) M/S. MIRIK PROPERTY PRIVATE LIMITED, holding PAN : AAECMI860B, (4) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN : AABCN1220B, (5) M/S. NIRAJ DEALER PRIVATE LIMITED, holding PAN : AABCN0371M AND (6) M/S. BRINDABAN ENCLAVE PRIVATE LIMITED, holding PAN : AACCB7610C, all are Private Limited Companies, incorporated under the provisions of Companies Act, 1956, as extended by Companies Act, 2013, having their respective offices at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by their Authorized Signatory, SHRI ADITYA AGARWAL, son of Sri Sunil Agarwal, holding PAN : AFEP A7678D, working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, hereinafter, jointly, called and referred to as the "**CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context to be deemed and include their respective Successors-in-interest, agents and assigns etc.) of the **SECOND PART**.

AND

M/S. NORTECH PROPERTY PRIVATE LIMITED, holding PAN : AACCN0832G, a Private Limited Company, incorporated under the provisions of Companies Act, 1956, as extended by Companies Act, 2013, having its registered office at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, duly represented by its Authorized Signatory, SHRI ADITYA AGARWAL, son of Sri Sunil Agarwal, holding PAN : AFEP A7678D, working for gain at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, agents and assigns etc.) of the **THIRD PART**.

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AND

(1) **MR. PINTU PATEL**, son of Mr. _____, aged about _____ years, holding PAN : _____, Adhaar No. _____, by Occupation - _____, by Nationality – Indian, by Faith - _____ AND (2) **MRS.** _____, wife of Mr. _____, aged about _____ years, holding PAN : _____, Adhaar No. _____, by Occupation - _____, by Nationality – Indian, by Faith - _____, both presently residing at _____, P. O. - _____, 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 **FOURTH PART**".

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

RECITALS

WHEREAS one **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, son of Late Harendra Bhusan Gangopadhyay, became the absolute owner, occupier, seized and possessed by virtue of recording his name in the R.O.R. of R. S. Record in respect of (1) 48 Decimal i.e. 29 Kattahs 00 Chittaks 29 Sft. comprising in R. S. Dag No – 197 under R.S. Khatian No. - 526 corresponding to L. R. Dag No. - 238 under L. R. Khatian No. - 199 and in respect of (2) 10 Decimal i.e. 06 Kattahs 00 Chittaks 36 Sft. comprising in R. S. Dag No – 198 under R. S. Khatian No – 526 corresponding to L. R. Dag No. – 240 under L. R. Khatian No. – 199 lying in Mouza - Ramchandrapur, Pargana – Magura, P. S – Haridevpur (Formerly – Thakurpur), R. S. No. – 334, Touzi No. – 416B1, J. L. No – 31, District – 24 Parganas (South).

WHEREAS while the said **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, son of Late Harendra Bhusan Gangopadhyay had been enjoying the right, title, interest and possession in respect of the aforesaid property measuring, more or less, (1) 48 Decimal i.e. 29 Kattahs 00 Chittaks 29 Sft. comprising in R. S. Dag No. – 197 and in respect of (2) 10 Decimal i.e. 06 Kattahs 00 Chittaks 36 Sft. comprising in R. S. Dag No. – 198 lying in Mouza –Ramchandrapur, in District – 24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his wife, namely, **SMT. KAMALA GANGOPADHYAY**, in pursuance to a Gift, by virtue of a 'Deed of Gift', which was registered in the office of A.D.S.R. at Alipur on 11/03/1985 and duly recorded in Book Number – I, Volume Number – 30, written in Pages 465 to 470, Being Deed Number -1812 and for the year 1985.

AND WHEREAS thus **SMT. KAMALA GANGOPADHYAY**, became the absolute owner of entire 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No – 197 & 198 under R. S. Khatian No. – 526 in Mouza – Ramchandrapur, Pargana – Magura, P.S – Haridevpur (Formerly – Thakurpukur), R. S. No – 334, Touzi No – 416B1, J. L. No. - 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khatian Number – 199, District -24 Parganas



(South) and she had been enjoying her right, title, interest and possession in respect of the aforesaid property and had been paying the rent before the concerned authority regularly.

AND WHEREAS while **SMT. KAMALA GANGOPADHYAY** had been enjoying the right, title, interest and possession in respect of her 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No – 197 & 198 under R. S. Khatian No. – 526 in Mouza – Ramchandrapur, Pargana – Magura, P.S – Haridevpur (Formerly – Thakurpukur), R. S. No. – 334, Touzi No – 416B1, J. L. No. – 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khtian Number – 199, District – 24 Parganas (South) died intestate on 24/11/1998 leaving behind, her husband, namely, **SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, two sons, namely, **SHRI SANAT KUMAR GANGULY**, **SHRI SALIL GANGULY** and three daughters, namely, **SMT. MINATI BANERJEE**, **SMT. DIPTI BHATTACHARJEE** and **SMT. MAITREYEE SENGUPTA**, as her only legal heirs and successors.

AND WHEREAS SHRI ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY while enjoying right, title, interest and possession in respect of his 1/6th undivided and undemarcated share or interest in 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. comprising in R. S. Dag No. – 197 & 198 under R.S. Khaitan No. – 526 in Mouza - Ramchandrapur, Pargana – Magura, P. S. – Haridevpur (Formerly Thakurpukur), R.S. No. - 334, Touzi No – 416B1, J. L. No. – 31, corresponding to L. R. Dag No. – 238 & 240 under L. R. Khatian Number – 199, District – 24 Parganas (South), died intestate on 06/01/2001 leaving behind his two sons, namely, **SHRI SANAT KUMAR GANGULY**, **SHRI SALIL GANGULY** and three daughters, namely, **SMT. MINATI BANERJEE**, **SMT. DIPTI BHATTACHARJEE** and **SMT. MAITREYEE SENGUPTA**, as his only legal heirs and successors.

AND WHEREAS SHRI SALIL GANGULY while enjoying his right, title, interest and possession in respect of his 1/5th undivided share or interest in aforesaid Land admeasuring area about 58 Decimal i.e. 35 Kattahs 01 Chittaks 20Sft. died intestate on 24/04/2007 leaving behind his wife, namely, **SMT. RUPA GANGULY** and two sons, namely, **SHRI KAUSHIK GANGULY**, **SHRI ABHIK GANGULY**, as his only legal heirs and successors.

AND WHEREAS thus **SHRI SANAT KUMAR GANGULY**, **SMT. MINATI BANERJEE**, **SMT. DIPTI BHATTACHARJEE**, **SMT. MAITREYEE SENGUPTA**, **SMT. RUPA GANGULY**, **SHRI KAUSHIK GANGULY** and **SHRI ABHIK GANGULY**, jointly, became the absolute owner of entire 58 Decimal i.e. 35 Kattahs 01 Chittaks 20 Sft. and while enjoying the right, title, interest and possession in respect of the said land, a portion of land measuring 5240 Sqft, i.e. 07 Kattahs 04 Chittaks 20 Sft, merged with local municipal road for its development work which is lying in and around of the aforesaid property and thus after survey, physically, the said property remained 27 Kattahs 13 Chittaks, in measurement.

AND WHEREAS SHRI SANAT KUMAR GANGULY, **SMT. MINATI BANERJEE**, **SMT. DIPTI BHATTACHARJEE**, **SMT. MAITREYEE SENGUPTA**, **SMT. RUPA GANGULY**, **SHRI KAUSHIK GANGULY** and **SHRI ABHIK GANGULY**, while enjoying the right, title, interest and possession, jointly, in respect of the Plot of land Admeasuring area about **27 Kattahs 13 Chittaks**, more or less, appertaining to R. S. Dag No. - 197 & 198 under R. S. Khatian No. – 526 in Mouza - Ramchandrapur, Pargana – Magura, P. S. - Haridevpur

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(Formerly – Thakurpukur), R. S. No. – 334, Touzi No - 416B1, J. L. No – 31, corresponding to L. R. Dag No. - 238 & 240 under L. R. Khatian Number – 199, District – 24 Pargans (South), executed a Registered 'Power of Attorney' for the sake of convenience to transfer their ownership right in respect of the aforesaid property, whereby they duly nominated, constituted and appointed their two close associates, namely, 1) **SHRI PRADIP SETH**, son of Shri Nemaï Seth and 2) **SHRI NEPAL MAKHAL**, son of Shri Purna Chandra Makhal, as their "**LAWFUL ATTORNEY**" and the said 'Power of Attorney' was registered in the office of A. D. S. R. Alipur on 17/12/2013 and duly recorded in Book No – IV, Volume No - 6, Pages in written 889 to 900, Deed No – 2310 and for the year 2013.

AND WHEREAS while enjoying the right, title, interest and possession in respect of their aforesaid Plot of Land measuring, more or less, **27 Kattahs 13 Chittaks**, **SHRI SANAT KUMAR GANGULY**, **SMT. MINATI BANERJEE**, **SMT. DIPTI BHATTACHARJEE**, **SMT. MAITREYEE SENGUPTA**, **SMT. RUPA GANGULY**, **SHRI KAUSHIK GANGULY** and **SHRI ABHIK GANGULY**, sold, conveyed and transferred, through their aforesaid appointed Constituted Attorneys, a demarcated Plot of land measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft**; out of the aforesaid Plot of Land, Together with all rights of easements Quasi-easement, appurtenances appendages and right of ways water connection, sewer, drain, surface and/or overhead of the soil and butted and bounded as therein stated, jointly, unto and in favour of (1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, (2) **M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**, (3) **M/S. CALVIN MARKETING PRIVATE LIMITED**, (4) **M/S. MADHUR ENCLAVE PRIVATE LIMITED**, (5) **M/S. RITURAJ COMPLEX PRIVATE LIMITED**, (6) **M/S. AZAD DEALER PRIVATE LIMITED**, (7) **M/S. NIRAJ DEALER PRIVATE LIMITED** AND (8) **M/S. BRINDABAN ENCLAVE PRIVATE LIMITED**, the Vendor and Confirming party herein, at a valuable consideration, by virtue of a registered 'Deed of Conveyance' and the same was Registered at the office of A. D. S. R. , Behala duly registered in Book No. – I, CD Volume No. – 15, written in Page No. 4525 to 4545, being Deed No. 04725 for the year 2014.

AND WHEREAS thus (1) **M/S. MIRIK PROPERTY PRIVATE LIMITED**, (2) **M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**, (3) **M/S. CALVIN MARKETING PRIVATE LIMITED**, (4) **M/S. MADHUR ENCLAVE PRIVATE LIMITED**, (5) **M/S. RITURAJ COMPLEX PRIVATE LIMITED**, (6) **M/S. AZAD DEALER PRIVATE LIMITED**, (7) **M/S. NIRAJ DEALER PRIVATE LIMITED** AND (8) **M/S. BRINDABAN ENCLAVE PRIVATE LIMITED**, jointly, became the owner of a demarcated Plot of land measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft**. (hereinafter called and referred to as the 'Larger Plot') free from all encumbrances, charges, liens, lispendences, attachments, trusts.

AND WHEREAS while enjoying the right, title, interest and possession in respect of their aforesaid demarcated Plot of Land, measuring, more or less, **25 Kattahs 05 Chittaks 07 Sft**; by **M/S. MIRIK PROPERTY PRIVATE LIMITED**, **M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**, **M/S. CALVIN MARKETING PRIVATE LIMITED**, **M/S. MADHUR ENCLAVE PRIVATE LIMITED**, **M/S. RITURAJ COMPLEX PRIVATE LIMITED**, **M/S. AZAD DEALER PRIVATE LIMITED**, **M/S. NIRAJ DEALER PRIVATE LIMITED** AND **M/S. BRINDABAN ENCLAVE PRIVATE LIMITED**, a 'Deed of Partition' was executed among all the eight Owners and by virtue of the said 'Deed of Partition', (1) **M/S. MIRIK PROPERTY PRIVATE**

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LIMITED & M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **05 (Five) Kattahs 05 (Five) Chittaks 18 (Eighteen) Sft**; more or less, (2) **M/S. CALVIN MARKETING PRIVATE LIMITED & M/S. MADHUR ENCLAVE PRIVATE LIMITED**, jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **06 (Six) Kattahs 10 (Ten) Chittaks 43 (Fourty Three) Sft**; more or less, (3) **M/S. RITURAJ COMPKLEX PRIVATE LIMITED & M/S. AZAD DEALER PRIVATE LIMITED**, jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft**; more or less And (4) **M/S. NIRAJ DEALER PRIVATE LIMITED & M/S. BRINDABAN ENCLAVE PRIVATE LIMITED**, jointly, became the owner of All That Piece and Parcel of Demarcated Plot of Land measuring, **05 (Five) Kattahs 31 (Thirty One) Sft**; more or less and the said 'Deed of Partition' was Registered at the office of D. S. R. - II, Alipore duly registered in Book No. - I, Volume No. - 1602-2018, written in Page No. 1903 to 1944, being Deed No. 11779 for the year 2017.

AND WHEREAS while **M/S. RITURAJ COMPKLEX PRIVATE LIMITED & M/S. AZAD DEALER PRIVATE LIMITED**, the Vendor herein, had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less **04 (Four) Kattahs 14 (Fourteen) Chittaks 38 (Thirty Eight) Sft**; morefully mentioned in the **SCHEDULE - A** hereunder and mutated their names before the authority of B. L. & L. R. O. and also mutated before authority of Kolkata Municipal Corporation under Assessee No. 711420908263 and they have been paying their respective taxes regularly in respect of Schedule Premises No. 73/34B, Ramchandrapur (Julpia Road), Kolkata - 700 104 within the limits of Kolkata Municipal Corporation Ward No. 142.

AND WHEREAS the Vendors have gifted a strip of land measuring about **39 (Thirty Nine) Sft.** to Kolkata Municipal Corporation vide Deed No. 8185 for the year 2018, duly registered at the office of D. S. R. - II, Alipore, Kolkata, recorded in Book No. - I, Volume No. 1602-2018, written in Page No. 273432 to 273445.

AND WHEREAS the said Vendors, **M/s. Rituraj Complex Private Limited & M/s. Azad Dealer Private Limited**, executed a registered Boundary declaration in respect of the subject property and the said Boundary Declaration was registered in the office of D. S. R. - II, Kolkata on 30.07.2018, and duly recorded in Book No. - I, Volume No. 1602-2018, bearing Deed No. 08184 for the year 2018 written in Page No. 273418 to 273431.

AND WHEREAS the said Vendors has further executed a registered Declaration to K. M. C. for Common Passage dated 30.07.2018 in respect of the subject property and the said Declaration to K. M. C. was registered in the office of D. S. R. - II, Kolkata on 30.07.2018, and duly recorded in Book No. - I, Volume No. 1602-2018, bearing Deed No. 08194 for the year 2018 written in Page No. 273708 to 273719.

AND WHEREAS hence, post Gift of 'Strip of Land' net area remained **04 (Four) Kattahs 13 (Thirteen) Chittak 44 (Fourty Four) Sft.** with the Vendors herein.

In this agreement the Vendor and the Confirming Parties are collectively referred to as the **VENDORS**.

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AND WHEREAS apart from the present Vendor and the Confirming Parties hereinabove, namely, M/s. Calvin Marketing Private Limited, M/s. Madhur Enclave Private Limited, M/s. Mirik Property Private Limited, M/s. Nawhal Financial & Services Private Limited, M/s. Niraj Dealer Private Limited and M/s. Brindaban Enclave Private Limited, are also owning separate adjacent plots of land in the same complex, as per details below and the same are morefully mentioned in **PART – I & PART –IV** hereunder:

Block No.	Premises No.	Area of Land	Landowner
1	73/34, Ramchandrapur (Julpia Road), Kolkata	05 K 05 CH 18 SFT	Mirik Property Pvt Ltd & Nawhal Financial & Services Pvt Ltd
2	73/34A, Ramchandrapur (Julpia Road), Kolkata	06 K 10 CH 43 SFT	Calvin marketing Pvt Ltd & Madhur Enclave Pvt Ltd
3	73/34B, Ramchandrapur (Julpia Road), Kolkata	04 K 14 CH 38 SFT	Rituraj Complex Pvt Ltd & Azad Dealer Pvt Ltd
4	73/34C, Ramchandrapur (Julpia Road), Kolkata	05 K 00 CH 31 SFT	Niraj Dealer Pvt Ltd & Brindaban Enclave Pvt Ltd

AND WHEREAS altogether Total Land Area of the said complex, namely, "EDEN TOLLY COURT" is measuring more or less 21 (Twenty One) Kattah 15 (Fifteen) Chittak 40 (Fourty) Sft. comprising of all four Blocks and an area of about 02 (Two) Kattah 10 (Ten) Chittak 02 (Two) Sft. shall remain in common between aforesaid four blocks in terms of said 'Deed of Partition' which they shall use as common passage and the remaining area was merged with Municipal Road.


AND WHEREAS the said respective pieces or parcel of land are contiguous and adjacent to each other and each of the parties for the sake of convenience agreed to erect a single common boundary wall in and around all the said four plots of land (larger Plot0 and to form the said pieces of land into a 'Building Complex' comprising of all four blocks, numbered as 'Block- 1 (One)' to 'Block – 4 (Four)'.

AND WHEREAS said Vendor has decided to build and construct on its 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 said Confirming Parties have also decided to construct on the plot belonging to each of them, a separate building on their respective plots containing independent self-contained residential flats/ units and other areas with the intention to sell and transfer the same to the intending purchasers.

AND WHEREAS for the sake of convenience of use and enjoyment of the said respective building to be built by Vendor the respective and Confirming Parties and the said Vendor and the said Confirming Parties have agreed to

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provide passages to be used in common by the Occupiers / Owners of the respective flats of the respective buildings and also to provide common conveniences for ingress and egress from the respective building through the areas of common passages agreed to be provided by the said Vendor and Confirming Parties.

AND WHEREAS the said Vendor has undertaken the construction of the building on the plot of land owned by them, 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 Plan No. 2021160048 Dated 26.04.2021.**

AND WHEREAS the said Confirming Parties have also obtained respective building plans duly sanctioned by Kolkata Municipal Corporation and they have also decided to construct buildings on their respective plots of land owned by the each of them with the intention to sell and transfer the same to the intending purchasers and to deal with the flats of the building without any objection claim disputes by the others save that the respective flat holders of the building to be constructed by the said Confirming Parties also would be given the rights and benefits to use in common the passage and paths, common facilities, amenities, etc. agreed to be provided by the Vendor, Developer and the Confirming Party for the convenience of enjoyment and use and benefits of the flat holders of the all the respective buildings. It is also agreed that there will be only one Common Boundary wall for the building complex (larger Plot) comprising of all four blocks and One Common 'Main Gate' of the said Building Complex comprising of four blocks. The Vendor and Confirming Parties have agreed to remove the common boundary wall between their respective the blocks and the said common area, said open spaces of all the blocks, common space between both the blocks shall be used by the flat owners of all the blocks in common. The Flat owners hereby consent for the same and agree not raise any objection in future in respect of the same. The Vendor/ Confirming Parties Developer shall be at liberty to create additional new Gate/s for the direct access to the building premises from Main Municipal Road resulting smooth ingress and egress of the person, motor car, two wheelers, etc. and the Allottee doth hereby accord his consent and confirmation to the same.

AND WHEREAS the said Vendor, Confirming Parties and Developer have agreed to give rights and benefits to use common passage and paths, driveway, ingress, egress, common facilities, amenities, Open Space etc. to the flats owner of all the four Blocks for the convenience of enjoyment and use and benefits of the flat owners of the all the respective buildings. It is also agreed among Vendor, Confirming Parties and Developer that the Common Areas, Common facilities of the respective block shall be shared by the flat owners of all the four Blocks and the Allottee herein agrees for the same.

AND WHEREAS the Vendor 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 and the Vendor decided that the Developer herein will undertake the development of the said Property and accordingly by a '**JOINT DEVELOPMENT AGREEMENT**' dated 26.03.2021, registered at the Office of Additional Registrar of Assurances - I, Kolkata, being Deed No. - 02441 for the year 2021, registered in Book No. - I, Volume No. 1901-2021, written in Page No. 148711 to 148747 entered between **M/s. Rituraj Complex Private Limited and M/s. Azad Dealer Private Limited**, Vendor herein, therein, jointly, referred to as the Owner of the One

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Part and **M/s. Nortech Property Private Limited**, the Developer herein therein referred to as the Developer of the Other 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 Vendor has executed a Registered Development '**POWER OF ATTORNEY**' on 30.03.2021, in favour of the Developer herein vide Deed No. – 02549 for the year 2021, registered at the office of A.R. A. – I, Kolkata, registered in Book No. – I, Volume No. 1901-2021, written in Page No. 154691 to 154717, granting the several powers therein stated and for the execution of the construction works and selling and transferring of the Flats/ Units/ Car Parking Spaces, Store Rooms and any other constructed spaces in the said complex to the intending buyers, in terms of the said 'Joint Development Agreement' dated 26.03.2021.

AND WHEREAS the Vendor, Confirming Party and Developer have jointly agreed to sell flats available to the respective purchasers /holders of the respective buildings to be constructed by the said Developer. The rights of access to and from the respective flats of the respective buildings to be purchased by the respective purchasers/ allottee including the above named Allottee from through and along the pathways and passages provided in layout on the ground floor of the said Larger Complex for better enjoyment of facilities, amenities and use and convenience of ingress and egress from the main public Municipal Road up to the places of the respective buildings in the said complex.

AND WHEREAS by and under the said JDA it has been agreed between the Vendor 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 gross sale proceeds accruing consequent to sale and transfer of the Flats/ Units/ Car Parking Spaces/ Store Rooms, etc. shall be apportioned amongst the Vendor and Developer in the manner as provided for in the said JDA.

AND WHEREAS in pursuance of the said 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.

The Promoter 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/NPR/-----**,

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

AND WHEREAS 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.

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AND WHEREAS 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 acquired the said Unit/Apartment and the Car parking space, if allotted, for the consideration and subject to the terms and conditions hereinafter appearing.

AND WHEREAS the Land meant for the Block – 1 (One) is earmarked for the purpose of developing a Residential Real Estate Building comprising of 1 (One) number of Tower having 12 (Twelve) Nos. Residential Flats ("Building") and the said building shall be shall be known as "EDEN TOLLY COURT - BLOCK - '3 (THREE)' " ("Project");

AND WHEREAS the Total Land (Larger Plot) in the 'Housing Complex' is earmarked for the purpose of developing a Residential Real Estate Complex comprising of 4 (Four) number of Blocks/ Towers having altogether 45 (Fourty Five) numbers of Residential Flats ("Building") and the said Building Complex shall be shall be known as "EDEN TOLLY COURT" ("Project") with the intention of sharing common boundary wall, sharing of common facilities & amenities, ingress and egress, Car Parking Space, etc. by all the flat owners of all the four blocks, in common.

AND WHEREAS the Allottee 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/APARTMENT NO. -----** on the ----- (-----) **FLOOR** of the building being **BLOCK NO. '3 (THREE)'** 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 right to park **ONE** small/ medium sized motor car on the **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 Developer at the time of possession, **TOGETHER WITH** the undivided proportionate share in all common parts portions areas facilities and amenities in the said Entire Building Complex **AND TOGETHER WITH** the undivided proportionate share in the land underneath the said Block/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)	-----

AND WHEREAS 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.

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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) capitalised 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 West Bengal Housing Industry Regulation Act, 2017, 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.

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 Firm 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 Limited Liabilities Partnership, then the Partners for the time being, of the said LLP or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said LLP or such other person and/or persons who may carry on the business of the LLP 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 Vendor/ 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 by the Vendor/ Developer and/or granted by the competent authorities in connection with the said Housing Project/ Building Complex.

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"ARCHITECT" shall mean M/s. MOZAIC, of P-521, Raja Basanta Roy Road, Kolkata-700 029, or any other firm or architects appointed by the Vendor/ Developer .

"ASSOCIATION" shall mean the Association of Flat owners of all the 4 (Four) Blocks 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/ Developer 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, 3rd Floor, Kolkata – 700 001 appointed by the Vendor/ 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.

"BUILDING COMMON AREAS" shall mean with respect to the Building Complex, the areas, facilities and amenities which are to be used and enjoyed in common with all the other Apartment Acquirers of the Units of all the Four blocks in the Complex.

"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 for all the Blocks 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 Vendor's/ Developer's policy and (vi) the amount of Stamp Duty and Registration Charges paid/ to be paid on 'Deed of Cancellation' of this Agreement.


"COMPLEX" shall mean the new buildings to be constructed at the said Building Premises, comprising of Four Blocks and to be commonly known as **"EDEN TOLLY COURT"** or such other name as the Vendor/ Confirming parties/ Developer in their absolute discretion may deem fit and proper, and the same is morefully and Particularly mentioned in the 'PART – I' to 'PART – IV' of 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 for the common use and enjoyment of all the Allottee/occupiers of the Project;

"COMMON EXPENSES" shall include the proportionate share of Common Expenses to be paid borne and contributed by the Allottee for rendition of common services for the 'Entire Complex';

"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;

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"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/ building complex 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 Vendor/ 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 Vendor/ 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 Vendor/ 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.

"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 Vendor/ Developer in the manner hereinafter provided;

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

"FLATS/UNITS" shall mean independent and self-contained flats/units, car parking areas and/or other constructed spaces built and constructed or intended to be built and constructed by the Vendor/ 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;

"LARGER PROPERTY" shall mean ALL THAT the Plots of land containing by estimation an area of 21 (Twenty One) Kattah 15 (Fifteen) Chittak 40 (Fourty) Sft. (be the same a little more or less) comprising of all four Blocks in the said complex and an area of about 02 (Two) Kattah 10 (Ten) Chittak 02 (Two) Sft. shall which remain in common between aforesaid four blocks under Municipal Premises No. 73/34, 73/34A, 73/34B, 73/34C, Ramchandrapur (Julpia Road), Kolkata (more fully and particularly mentioned and described in the Part – 1 to Part – IV of the SCHEDULE – A hereunder written)

"LICENCES" shall mean and include all licences consents approvals and/or sanctions which have to be obtained and granted by the concerned authorities for undertaking the said Housing Project.

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"**MAINTENANCE CHARGES**" shall comprise of the Common Expenses and such other charges incurred for the welfare and maintenance of the entire Building Complex, comprising of all the Four blocks;

"**MUTUAL EASEMENTS AND RESERVED MATTERS**" shall mean the easements and rights reserved to the Vendor/ Developer, 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 Vendor/ 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 Sanctioned Plan No. **2021160048 Dated 26.04.2021** and shall include all modifications or variations as may be made by the Vendor/ Developer from time to time with prior sanction from the authorities concerned, if required.

"**PREMISES**" shall mean ALL THAT the said PROPERTY (more fully and particularly mentioned and described in the PART – I and PART – IV 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 Vendor/ 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 West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017, as amended and/or substituted;

"**REGULATIONS**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017, as amended and/or substituted;

"**SECTION**" means a sections of the Act; and

"**SAID UNIT AND THE PROPERTIES APPURTENANT THERETO**" shall mean ALL THAT the FLAT/UNIT NO. _____ on the _____ FLOOR at BLOCK – '3 (THREE)' forming part of the said Housing Complex, namely 'EDEN TOLLY COURT', (more fully and particularly mentioned and described in the SCHEDULE - B hereunder written with fittings and fixtures to be provided therein by the Vendor/ Developer together with 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

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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 Vendor/ 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 Vendor/ 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 Vendor/ Developer to such Association, after deducting outstanding amount, if any.

"SERVICE / MAINTENANCE CHARGES" shall mean the service/maintenance charges for the common areas installations facilities and/or amenities as may be incurred by the Vendor/ 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 Vendor/ 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 Vendor/ 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 Vendor/ 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.

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 ascribed in the Act.

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the Vendor/ Developer agrees to sell to the Allottee and the Allottee hereby agrees to acquire the Apartment as specified in **SCHEDULE - B** hereunder

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

Apartment/ Flat/ Unit No. ----- Floor ----- Block - '3 (THREE)' 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. -----/-
Cost of exclusive open terrace	Rs. -----/-
Preferential Location Charges	Rs. -----/-
Cost of Covered Car Park -	Rs. -----/-
Consideration for the Apartment	Rs. -----/-
GST	Rs. -----/-

The Total Extras and deposits in respect of Apartment is as follows :

Extras and Deposits :	
Advance Maintenance Charges- This amount is payable towards advance against maintenance charges for the said Apartment	Rs. -----/-
Sinking Fund - Interest free Sinking Fund amount is payable as funds for future repairs replacement, improvements and developments in the said Project. Any arrears in maintenance charges and/or applicable taxes, if any, may be adjusted against this Fund and the balance amount shall be transferred to the Association.	Rs. -----/-
HT Line & Electricity Charges- This amount is payable for the said Apartment as reimbursement of all costs, incidentals, charges and expenses to be incurred by the Vendor/ Developer in making arrangement with CESC and/or any other electricity supply agency for providing and installing High Tension Line at the said Project. Provided the Allottee shall pay the Deposit to CESC directly on account of Individual Meter.	Rs. -----/-
Legal and Documentation Charges	Rs. 10,000/- at the time of execution

	of this 'Agreement for sale' and Rs. 10,000/- at the time of execution of the Deed of Conveyance. Cheque to be issued in the name of Advocate, Mr. Sanjay Kumar Jain.
Diesel Generator Power Backup- Generator charges for limited back up	Rs. -----/-
Association Formation Charges	Rs. 5,000/-.
Flat Mutation, Apportionment & Assessment In The Name of The Buyer	Rs. -----/-
Total Extras and Deposits (in Rupees)	Rs. ----- /-

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

Explanation:

The Total Consideration of Apartment above includes the booking amount paid by the Allottee to the Vendor/ 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 Vendor/ 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 Vendor/ 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 Allottees or the, competent authority, as the case may be, after obtaining the Completion Certificate: Provided that in case there is any change / modification in the taxes, the subsequent amount-payable by the Allottee to the Vendor/ 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

The Vendor/ Developer shall periodically intimate in writing to the Allottee, the amount payable above and the Allottee shall make payment demanded by the Vendor/ Developer within the time and in the manner specified therein. In addition, the Vendor/ Developer shall provide to the Allottee the details of the taxes paid or demanded;

The Total Price of Apartment includes inter-alia recovery of price of land, construction of the Apartment, 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.

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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 Vendor/ 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 Vendor/ 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 Vendor/ 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 hereinabove 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 Vendor/ 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 Vendor/ 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.

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

It is agreed that the Vendor/ Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities (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/ Developer 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. There will be only One Common Main Gate of the said Building Complex. The Vendor/ 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 Vendor/ Developer. If there is reduction more than 2% in the net area then the Vendor/ 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 Vendor/ 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.

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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 Vendor/ 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 specifically mentioned in the **SCHEDULE - B**;

The Allottee shall also have the right of use of undivided proportionate share in the Common Areas. Since the share/ interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Vendor/ Conforming Parties/ 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 Vendor/ Developer . The Vendor/ Developer including Project staffs shall not be liable for any untoward incident or accident.

The Vendor/ Developer / 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 Vendor/ Developer and the Allottee agrees that the Apartment along with the Car Parking Space, 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 of 'Eden Tolly Court' It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee of the Building Complex.

The Vendor/ Developer agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (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 Vendor/ Developer fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottee, the Vendor/ 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 therefor by such authority or person.

On or before the Effective Date, the Allottee has paid the Application Money and the Booking Amount, morefully 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 hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Vendor/

Developer within the time and the manner specified therein. Provided that if the Allottee delays in payment towards any amount which is payable, he/she/they 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 Vendor/ Developer abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Vendor/ 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 'NORTECH PROPERTY PRIVATE LIMITED – -----' 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 thereunder 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 Vendor/ Developer with such permission, approvals which would enable the Vendor/ 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 Vendor/ Developer accepts no responsibility in this regard and the Allottee shall keep the Vendor/ Developer fully indemnified and harmless in this regard.

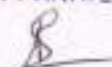
Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Vendor/ Developer immediately and comply with necessary formalities if any under the Applicable Laws. The Vendor/ 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 Vendor/ Developer shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

5. TIME IS ESSENCE:

Time is of essence for the Promoter as well as the Allottees. The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Said Flat to the Allottee and the Common Areas of the Real Estate Project to the association of allottees, upon



its formation and registration. Similarly, the Allottees 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 i.e. the Payment Plan.

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 Vendor/ 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 Vendor/ 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 Promoter agrees and understands that timely delivery of possession of the Said Flat to the Allottee and the Common Areas of the Real Estate Project to the association of allottees (upon its formation and registration) is the essence of the Agreement. The Promoter based on the approved plans and specifications, assures to hand over possession of the Said Flat in place on **31.12.2024** ("**Completion Date**"), 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; or any further delay(s) beyond the control of the Promoter due to epidemic, quarantine restriction, state or nation wide lockdown, including any future disruptions due to the coronavirus disease ("**Force Majeure**"). If, however, the completion of the Real Estate 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 Flat. 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, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

The Possession Date has been accepted by the Allottee. However, if the Said Flat is made ready prior to the Completion Date, the Allottee undertakes(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 is linked *inter alia* to the progress of construction, and the same is not a time linked plan.

Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that if at any time, under the provisions of the applicable laws, the Common Areas and all deposits

relating thereto and/or the common area with in the MLCP and/or the land comprised in the Project Property and/or Larger Property or any part thereof are required and to be transferred to the association of allottees, then the Promoter and/or the Owners, as per their respective entitlements, shall be entitled to do so and the Allottee shall do all acts, deeds and things and signs, executes and delivers all papers documents etc., as be required therefor and if any stamp duty, registration fee, legal fees, other expenses, etc., is payable therefor, then the same shall be borne paid and discharged by the allottees of the Project (including the Allottee herein) proportionately and the Promoter and/or the Owners shall not be liable therefor in any manner whatsoever and the Allottee and the other allottees shall keep the Promoter and the Owners fully indemnified with regard thereto.

7.2 Procedure for taking possession - The Promoter, upon obtaining the completion certificate from the competent authority shall offer in writing the possession of the Said Flat, to the Allottee in terms of this Agreement to be taken within 2 (two) months from the date of issue of such notice and the Promoter shall give possession of the Said Flat to the Allottees subject to payment of all amount due and payable under this Agreement and Registration of the Deed of Conveyance. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottees in writing within 30 (thirty) days of receiving the completion certificate of the Project.

7.3 Failure of Allottee to take Possession of Flat - Upon receiving a written intimation from the Promoter as mentioned in Clause 7.2 above, the Allottee shall take possession of the Said Flat 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 Said Flat to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.2 above, such Allottee shall continue to be liable to pay interest on amount due and payable in terms of this Agreement, maintenance charges, municipal tax and other outgoings and further holding charges, being equivalent to 2 (two) times the maintenance charges, for the period of delay after the lapse of 2 (two) months from the date of issuance of possession notice of the Said Flat shall become applicable.

7.4 Possession by the Allottee- After obtaining the completion certificate and handing over physical possession of the Flats comprised in the Real Estate Project to the allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas of the Real Estate Project to the association of allottees, upon its formation and registration 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:

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 entirety of the booking amount paid for the allotment i.e. a sum

equivalent to 10% (ten percent) of the Total Price. Upon registration of the deed of cancellation in respect of the Said Flat and Appurtenances and upon resale of the Said Flat and Appurtenances i.e. upon the Promoter subsequently selling and transferring the Said Flat and Appurtenances to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the booking amount, refund to the Allottee, the balance amount, if any of the paid-up Total Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges..

Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the Said Flat And Appurtenances and the Promoter shall be entitled to deal with and/or dispose off the Said Flat And Appurtenances in the manner it deems fit and proper.

7.6 Compensation - The Owners shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the Said Flat is being constructed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Said Flat (i) in accordance with the terms of this Agreement, duly completed by the Completion Date specified in Clause 7.1; or (ii) due to discontinuance of his business as a promoter 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 the Promoter in respect of the Flat, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due;

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

7.6 Compensation

The Vendor/ 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 VENDOR/ DEVELOPER:

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

The Vendor/ Developer 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 Vendor/ 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 Vendor/ 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 Vendor/ 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 confirm that the Vendor/ Developer are 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 Vendor/ 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 Vendor/ 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

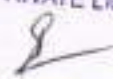
No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Vendor/ Developer in respect of the Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

Vendor/ 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;

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Discontinuance of the Vendor's/ Developer's business as a Vendor/ 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 Vendor/ Developer under the conditions listed above, Allottee is entitled to the following:

Stop making further payments to Vendor/ Developer as demanded by the Vendor/ Developer. If the Allottee stops making payments, the Vendor/ 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 Vendor/ 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 Vendor/ 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 Vendor/ 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 Vendor/ 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 Vendor/ 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 Vendor/ Developer in this regard, the Vendor/ 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 Vendor/ 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 Agreement shall thereupon stand terminated:

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

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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/ Vendor/ Developer or its representatives. In the event the Allottee (s) does or omits to do any act, deed or thing then the Vendor/ 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 Vendor/ Developer in this regard, the Vendor/ 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 Vendor/ 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'.

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 Vendor/ Developer shall have the option to terminate this Agreement. In such an event, the Vendor/ 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.

10. DEED OF CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Said Flat and Appurtenances from the Allottee, shall execute a conveyance deed drafted by the Promoter's legal advisors and convey the title of the Said Flat and Appurtenances within 3 (three) months from the date of issuance of the completion certificate to the Allottee:

However, in case the Allottee fails to deposit the stamp duty and/or 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) and further and the Allottee shall be bound by its obligations as more fully mentioned in Clause 7.3 of this Agreement.

II. MAINTENANCE OF THE BUILDING /APARTMENT / PROJECT:

The Vendor/ 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 Vendor/ Developer; the Vendor/ 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 Vendor/ Developer or facility management company, the charges for such maintenance as fixed by the Vendor/ Developer at actual.

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12. DEFECT LIABILITY:

- 12.1 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 obtaining the completion certificate, 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 Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act.
- 12.2 It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee and/or any other allottee/person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Allottee is aware that any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Said Flat at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee and/or the association of allottees shall have no claim(s) of whatsoever nature against the Promoter in this regard.
- 12.3 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 Co-owners / 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

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the Allottee agrees to permit the Co-owners / 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 Ground Floor and Service Areas: The Ground Floor area, Open Space 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, 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 Ground Floor area, Open Space and service areas 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.

16. COMPLIANCE WITH RESPECT TO THE APARTMENT:

The Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her/their 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/ they 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 Vendor/ 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 Vendor/ Developer may at its sole discretion be entitled to exercise any recourse available herein. Further, the Vendor/ 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 Vendor/

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Developer of all the amounts including the dishonour charges of Rs. 500/- (Rupees Five Hundred only) for each such dishonour. In the event the said Demand Draft is not tendered within 7 (seven) days then the Vendor/ 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 Vendor/ Developer may consider the same at its sole discretion. In the event of dishonour of any cheque, the Vendor/ Developer has no obligation to return the original dishonoured cheque.

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 Vendor/ Developer, the Allottee shall be deemed to have taken possession on the 15th days from the date of such notice, 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").

The Allottee agrees and covenants not to claim any right or possession over and in respect of the Apartment till such time the Allottee has paid the entirety of the Total Consideration of Apartment, Total Tax and The Total Extras and Deposits as mentioned hereinabove and Extras and all other amounts agreed to be paid or deposited under this Agreement and has duly complied with and/or performed all the covenants, undertakings and obligations required to be complied with and/or performed on the part of the Allottee in pursuance of this Agreement or otherwise required by law, all of which shall be conditions precedent without which the Developer shall not be under any obligation to handover possession of the Apartment.

On and from the Possession Date:

The Apartment shall be at the sole risk and cost of the Allottee and the Vendor/ 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.

The Allottee shall become liable to pay 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 Vendor/ Developer (or


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Association) and performance by the Allottee of all his obligations in respect of the terms and conditions specified by the Vendor/ 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 Vendor/ 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 Vendor/ 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 Project.

In the event the Association has been formed but there is/are Apartments in the Building that are not sold by the Vendor/ Developer, till such time the unsold Apartments are not sold or transferred, all outgoings pertaining to the unsold Apartments shall be payable by the Vendor/ 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 Vendor/ Developer and upon completion, to 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 Vendor/ 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 operationalization of the Association the Vendor/ Developer shall through itself or through a Facility Management Company to run, operate, manage and maintain the Common Areas.

The Vendor/ 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 Vendor/ 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 Vendor/ 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 the residential purposes. The Allottee shall not use the Apartment or permit the same to be used for the commercial purpose or for any other 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.

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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 Vendor/ Developer till such time as all payments under this Agreement are cleared. The Vendor/ Developer shall retain the first right of refusal for such transfer of rights. Where the Vendor/ 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 equivalent to 1% of the Total Consideration Amount plus GST thereupon. Such transfer however shall be permissible only if the first installment (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 shall 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.

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18. ADDITIONAL CONSTRUCTIONS

The Vendor/ 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. PROMOTER 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 Vendor/ 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 Vendor/ Developer 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 (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottee 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 Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

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.

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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:

The Vendor/ 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 Vendor/ Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Vendor/ 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 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 bears to the total Carpet Area of all the Apartments 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 Vendor/ Developer through its authorized signatory at the Vendor's/ Developer's Office; or at some other place, which may be mutually agreed

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between the Vendor/ Developer and the Allottee. After the Agreement is duly executed by the Allottee and the Vendor/ Developer or simultaneously with the execution the said Agreement shall be registered at the office of the Registering Authorities 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 :

DEVELOPER:

M/S. NORTECH PROPERTY PRIVATE LIMITED
17/1, LANSLOWNE TERRACE, KOLKATA – 700 026

It shall be the duty of the Allottee and the Vendor/ Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, e-mail, courier service 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 Vendor/ Developer to the Allottee whose name appears first and at the address given by him/her/them, 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 thereunder 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.

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THE SCHEDULE – 'A' ABOVE REFERRED TO
(THE SAID 'TOTAL LAND' / LARGER PROPERTY COMPRISING OF ALL FOUR BLOCKS IN THE
ENTIRE 'BUILDING COMPLEX')

PART – I 'BLOCK – 1 (ONE)'

ALL THAT Piece and Parcel of land measuring more or less **05 (FIVE) KATTAH 05 (FIVE) CHITTAKS 18 (EIGHTEEN) SFT.** situated within **MOUZA – RAMCHANDRAPUR**, under **R. S. Dag No. 197, R. S. Khatian No. 526**, Corresponding to L. R. dag No. 238 under L. R. Khatian No. 3600 & 3601, R. S. – 334, Collectorate Touzi No. 416B1, J. L. No. – 31, Borough – XVI, Under Kolkata Municipal Corporation **Ward No. 142, P. S. - HARIDEVPUR**, being **PREMISES NO. – 73/34, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104**, District- 24 Parganas (South), West Bengal.

PART – II '(BLOCK - 2 (TWO)'

ALL THAT Piece and Parcel of land measuring more or less **06 (SIX) KATTAH 10 (TEN) CHITTAKS 43 (FORTY THREE) SFT.** situated within **MOUZA – RAMCHANDRAPUR**, under **R. S. Dag No. 197, R. S. Khatian No. 526**, Corresponding to L. R. dag No. 238 under L. R. Khatian No. 3602 & 3603, R. S. – 334, Collectorate Touzi No. 416B1, J. L. No. – 31, Borough – XVI, Under Kolkata Municipal Corporation **Ward No. 142, P. S. - HARIDEVPUR**, being **PREMISES NO. – 73/34A, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104**, District- 24 Parganas (South), West Bengal.

PART – III '3 (THREE)'

ALL THAT Piece and Parcel of land measuring more or less **04 (FOUR) KATTAH 14 (FOURTEEN) CHITTAKS 38 (THIRTY EIGHT) SFT.** situated within **MOUZA – RAMCHANDRAPUR**, under **R. S. Dag No. 197, 198, R. S. Khatian No. 526**, Corresponding to L. R. dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, R. S. – 334, Collectorate Touzi No. 416B1, J. L. No. – 31, Borough – XVI, Under Kolkata Municipal Corporation **Ward No. 142, P. S. - HARIDEVPUR**, being **PREMISES NO. – 73/34B, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104**, District- 24 Parganas (South).

PART – IV '4 (FOUR)'

ALL THAT Piece and Parcel of land measuring more or less **05 (SIX) KATTAH 31 (THIRTY ONE) SQUARE FEET** situated within **MOUZA – RAMCHANDRAPUR**, under **R. S. Dag No. 197 & 198, R. S. Khatian No. 526**, Corresponding to L. R. dag No. 238 240 under L. R. Khatian No. 3606 & 3607, R. S. – 334, Collectorate Touzi No. 416B1, J. L. No. – 31, Borough – XVI, Under Kolkata Municipal Corporation **Ward No. 142, P. S. - HARIDEVPUR**, being **PREMISES NO. – 73/34C, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104**, District- 24 Parganas (South).

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(THE SAID SCHEDULE BLOCK/PREMISES)**'BLOCK - 3 (THREE)'**

ALL THAT Piece and Parcel of land measuring more or less 04 (FOUR) KATTAH 14 (FOURTEEN) CHITTAKS 38 (THIRTY EIGHT) SFT. situated within **MOUZA - RAMCHANDRAPUR**, under **R. S. Dag No. 197, 198, R. S. Khatian No. 526**, Corresponding to L. R. dag No. 238, 240 under L. R. Khatian No. 3604 & 3605, R. S. - 334, Collectorate Touzi No. 416B1, J. L. No. - 31, Borough - XVI, Under Kolkata Municipal Corporation Ward No. 142, P. S. - **HARIDEVPUR**, being **PREMISES NO. -73/34B, RAMCHANDRAPUR (JULPIA ROAD) KOLKATA - 700 104**, District- 24 Parganas (South), West Bengal, which is butted and bounded as follows:-

ON THE NORTH : By Premises No. 73/34A, Ramchandrapur (Julpia Road)
ON THE SOUTH : By Premises No. 73/34B, Ramchandrapur (Julpia Road)
ON THE EAST : 16 Ft. Wide common Passage and thereafter 23 Ft. Wide Municipal Road.
ON THE WEST : Land of R. S. dag No. 701

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°29'11.6" N
 Longitude - 88°24'56.6" E

THE 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/ FLAT NO. ---** on the **---** (**---**) **FLOOR** at **BLOCK - '3 (THREE)'** containing by admeasurements a Carpet Area of **-----** Sft. and Exclusive Balcony/Verandah Area Or "EBVT AREA", of **___** Square Feet aggregating to a Net Area of **___** Square Feet, equivalent to a **SUPER BUILT-UP AREA** of **-----** (**-----**) **SFT.**, be little more or less, in the New building at the said entire Building Complex, now known as "**EDEN TOLLY COURT**", which is under construction, and shown in the plan annexed hereto duly bordered in '**RED**' thereon **TOGETHER WITH** right to park **ONE** small/medium sized motor car on the **COVERED CAR PARKING SPACE** on the ground floor of the said building complex to be specifically allotted and demarcated by the Vendor/ Developer at the time of possession **TOGETHER WITH** proportionate undivided undemarcated indivisible impartible share in the land below/ beneath the said block/building described and mentioned in the **Schedule - A** hereinabove written attributable to the said Unit **AND TOGETHER WITH** proportionate undivided and demarcated indivisible impartible share in the Common Areas and Installations attributable to the said Unit.

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THE SCHEDULE - 'C' ABOVE REFERRED TO
(Common Area, Parts and Portions)

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.	On or before signing of this agreement (inclusive of the application fee)	20% of the total consideration price
3.	On completion of Piling	15% of the total consideration
3.	On completion of 1 st Floor Slab	15% of the total consideration
4.	On completion of 2 nd Floor Slab	10% of the total consideration price
5.	On completion of 3 rd Floor Slab	10% of the total consideration price
6.	On Roof Casting	10% of the total consideration price
7.	On Completion of internal plaster	10% of the total consideration price
8.	On or before possession	10% of the total consideration price

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.

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DATED DAY OF , 2021

AGREEMENT FOR SALE

BETWEEN

M/S. RITURAJ COMPLEX PRIVATE LIMITED & OTHERS
----- VENDOR & CONFIRMING PARTIES

&

M/S. NORTECH PROPERTY PRIVATE LIMITED
-----DEVELOPER

&

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

EDEN TOLLY COURT
FLAT/UNIT NO. -----
FLOOR - ---- (---)
BLOCK - '3 (THREE)'