

AGREEMENT FOR SALE (WITHOUT POSSESSION)

This Agreement for Sale ("Agreement") is executed on this the [____] day of [____], 2023

BETWEEN

- 1) **M/s OM TOWERS PVT. LTD.** , a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office - General Post Office, Police Station- Hare Street, Kolkata-700001, West Bengal having CIN U45201WB1996PTC081119 and PAN No. AAACO3421E, represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s OM Towers Private Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104

- 2) **M/S CHARLES COMMERCIAL PVT. LTD.** , a Company incorporated under the Companies Act, 1956 having its registered office at 12A, Netaji Subhas Road, Ground Floor, Room No. 07, Post Office-General Post Office, Police Station–Hare Street Kolkata-700001 having CIN U70100WB1996PTC081136 AND PAN AABCC2791A, represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s Charles Commercial Private Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104
- 3) **M/s TIRUPATI CARRIER LIMITED** a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4thFloor, Room no.- 6 Kolkata ,West Bengal – 700001 having CIN - U63013WB2002PLC095192 and PAN No. AABCT9173B, represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s Tirupati Carrier Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104
- 4) **M/s TIRUPATI ENCLAVE PVT LTD** a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4 th Floor, Room no.- 18 Kolkata ,West Bengal – 700001 having CIN - U70101WB1996PTC081139 and PAN No. AABCT1390G, represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s Tirupati Enclave Private Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104,
- 5) **SHIV NIKETAN LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 104 having U70101WB1996PLC081121 & PAN - AAEC3891G represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s Shiv Niketan Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104, hereinafter called and referred to as the **VENDORS/OWNERS** (which terms or expression shall unless excluded by or repugnant to the context thereof shall mean and include their respective heirs, executors, legal representatives, administrators, or assigns) of the **FIRST PART**

AND

PROMOTER:

M/S BHUTORIA CONSTRUCTION PVT. LTD. , a Company incorporated under the Companies Act, 1956 having its registered office at 23A Netaji Subhas Road, 4th Floor, Room No. 18, Police Station - Hare Street, Post Office – GPO, Kolkata-700001, West Bengal having CIN U70101WB1996PTC081135 AND PAN AABC3033G, represented by its authorised signatory, represented by its authorised signatory **Mr. Kaushal Kumar Jha**, working for gain at M/s Charles Commercial Private Limited [**PAN:** BQIPJ5352F **AADHAAR:** 943358384220], Son of Shyam Sundar Jha, By nationality – Indian, By faith - Hindu, residing at Kabardanga, Chak Ramnagar, Kolkata (MC), Kolkata, R.C. Thakurani, West Bengal - 700104, hereinafter referred to as **“THE DEVELOPER/PROMOTER”** (which expression shall unless excluded by or repugnant

to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **ONE PART**

AND

(1) NAME OF THE ALLOTTEE, [PAN:- _____ AAADHAAR:- _____], Son of _____, By Faith - _____, By Nationality - _____, By Occupation - _____, residing at _____, hereinafter referred to as **"ALLOTTEE/ALLOTTEES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

The Owners, Promoter and Allottee/Allottees shall hereinafter collectively be referred to as the **"Parties"** and individually as a **"Party"**.

WHEREAS

A. The Vendor Nos. 1 to 5 are the joint owners of land measuring an area of **233.80 (Two Hundred Thirty Three point Eight Zero) Decimals**, more or less, out of which **1) 2.00** Decimal is comprised in R.S. & L.R. Dag No. 40 under L.R. Khatian No. 1243 **2) 2.00** Decimal is comprised in R.S. & L.R. Dag No. 49 under L.R. Khatian No. 350 **3) 30.90** Decimal is comprised in R.S. & L.R. Dag No. 80 under L.R. Khatian No. 125, 480, 697, 712 **4) 7.60** Decimal is comprised in R.S. & L.R. Dag No. 81 under L.R. Khatian No. 24 **5) 7.00** Decimal is comprised in R.S. & L.R. Dag No. 81/1046 under L.R. Khatian No. 289 **6) 8.00** Decimal is comprised in R.S. & L.R. Dag No. 81/1047 under L.R. Khatian No. 289 **7) 5.14** Decimal is comprised in R.S. & L.R. Dag No. 82 under R.S. Khatian No. 452 and L.R. Khatian No. 448 **8) 4.26** Decimal is comprised in R.S. & L.R. Dag No. 83 under R.S. Khatian No. 451 and L.R. Khatian No. 10 **9) 56.13** Decimal is comprised in R.S. & L.R. Dag No. 404 under L.R. Khatian No. 275, 166, 25, 451, 668 **10) 26.00** Decimal is comprised in R.S. & L.R. Dag No. 405/1145 under R.S Khatian No. 1232 and L.R Khatian No. 17 **11) 20.00** Decimal is comprised in R.S. & L.R. Dag No. 405/1147 under R.S Khatian No. 1232 **12) 5.07** Decimal is comprised in R.S. & L.R. Dag No. 407 under L.R. Khatian No. 1232 **13) 10.70** Decimal is comprised in R.S. & L.R. Dag No. 408 under L.R. Khatian No. 1232 **14) 1.80** Decimal is comprised in R.S. & L.R. Dag No. 411 under L.R. Khatian No. 1232 **15) 4.30** Decimal is comprised in R.S. & L.R. Dag No. 432 under R.S Khatian No. 478 and L.R. Khatian No. 447 **16) 5.20** Decimal is comprised in R.S. & L.R. Dag No. 433 under R.S Khatian No. 314 **17) 15.20** Decimal is comprised in R.S. & L.R. Dag No. 434 under R.S Khatian No. 1232 **18) 22.50** Decimal is comprised in R.S. & L.R. Dag No. 435 under L.R. Khatian No. 560, 144, 99 situated at Mouza- Uttar Kajirhat, J.L. No. 22, Pin - 700104, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas ("Said Property"). The Said Property which is more particularly described in Schedule A below and is delineated by Red color boundary line on the plan annexed hereto and marked as Annexure "1". The owners have purchased the Said Property *vide* 17 separate Deeds of Sale i.e. **(1)** Deed of conveyance dated 6th September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 **(2)** Deed of conveyance dated 31st March, 2016, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 1613-2016, Pages 41588 to 41608, being no. 01818 for the year 2016 **(3)** Deed of conveyance dated 14th January, 2016, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book I, Vol No. 1613 - 2016, Pages from 4737 to 4753, being deed No. 0166 for the year 2016 **(4)** Deed of conveyance dated 2nd March 2009 registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book I, CD Vol No. 5, Pages from 2604 to 2615, being no. 01171 for the year 2009 **(5)** Deed of Conveyance dated 06th August 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 17, Pages from 2905 to 2927 being no. 04306 for the year 2014 **(6)** Deed of Conveyance dated 06th August 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in

Book No. I, CD Vol No. 17, Pages from 2928 to 2945 being no. 04307 for the year 2014 **(7)** Deed of Conveyance dated 16th July 2015 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 1613-2015, Pages from 17919 to 17942 being no. 3855 for the year 2015; **(8)** Deed of Conveyance dated 25th June, 2015 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, Vol No. 1613-2015, Pages from 9411 to 9430 being no. 03376 for the year 2015 **(9)** Deed of Conveyance dated 28th August 2015 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, Vol No. 1613-2015, Pages from 30808 to 30823 being no. 04634 for the year 2015 **(10)** Deed of Conveyance dated 31st July 2015 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, Vol No. 1613-2015, Pages from 21035 to 21052 being no. 04096 for the year 2015 **(11)** Deed of Conveyance dated 24th November 2015 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, Vol No. 1613-2015, Pages from 59042 to 59062 being no. 05797 for the year 2015 **(12)** Deed of Conveyance dated 14th January, 2016 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, Vol No. 1613 - 2016, Pages from 4719 to 4736 being no. 00180 for the year 2016 **(13)** Deed of Conveyance dated 02nd June 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 10, Pages from 308 to 318 being no. 02797 for the year 2014 **(14)** Deed of Conveyance dated 11th July 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 15, Pages from 263 to 278 being no. 03768 for the year 2014 **(15)** Deed of Conveyance dated 06th August 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 17, Pages from 2884 to 2904 being no. 04305 for the year 2014 **(16)** Deed of Conveyance dated 26th June 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages from 3025 to 3055 being no. 3325 for the year 2014 **(17)** Deed of Conveyance registered in Additional District Sub Registrar, Bishnupur being no. 2479 for the year 2010;

- B. The Owner and the Promoter have entered into a development agreement and Development Power of Attorney dated 30.07.2021, registered at the office of Additional District Sub Registrar, Bishnupur, and recorded in Book No - I, Volume No. 1613-2021, Page from 110356 to 110422 Being No. 4503 for the year 2021 (“Development Agreement & Development Power of Attorney”) for the purpose of development by the Promoter a real estate project over the Land.
- C. The Said Property is earmarked for the purpose of building a residential project comprising of G+1 Storied Bungalows and car parking spaces and the said project shall be known as GEMS BOUGAINVILLAS PHASE VI (“**Said Complex**”).
- D. The Owners and the Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owners to the Said Property and the Promoter’s right and entitlement to develop the Said Property on which inter-alia the Project is to be constructed have been completed.
- E. The Promoter has applied to the Paschim Bishnupur Gram Panchayat for commencement certificate to develop the project and the same has been approved vide approval dated 15.08.2021 herein permit no. M-3 ;
- F. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project from Concerned Authority i.e., Paschim Bishnupur Gram Panchayat, West Bengal vide Panchayat Memo No M-3 dated 15/08/2021 ;
- G. The Promoter has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Kolkata no. _____; on _____ under registration.

- H. The ALLOTTEES had applied for a Bungalow in the Project dated _____ and has been allotted Bungalow no _____ having Built Up Area of _____. and Carpet Area of _____ Bungalow on a land area of _____ and having built up area of _____ on the Ground Floor, _____ on the First Floor and _____ of Stair Head and Attic Room as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (n) of Section 2 of the Act (hereinafter collectively referred to as the “Designated Unit” as described in Schedule “B” and the floor plan of the Bungalow is annexed hereto and marked as Annexure A)
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- K. 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.
- L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the ALLOTTEE/ALLOTTEES hereby agree to purchase the Bungalow and the garage/closed parking (if any) i.e. Designated Unit mentioned in Clause H above on ownership basis.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL REPRESENTATIONS, COVENANTS, ASSURANCES, PROMISES AND AGREEMENTS CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the ALLOTTEE and the ALLOTTEE hereby agrees to purchase the Bungalow along with Garage/Closed Parking Space (if any) as specified in Paragraph H.

The Total Price for the Bungalow including demarcated Car Parking space (if any) i.e., Designated Unit based on the Carpet Area including GST is Rs. _____ (“Total Price”):

Bungalow Number: Type: Floor:		Rate of Bungalow Per SQ. FT.	
	BUNGALOW Cost	GST	BUNGALOW Cost including GST
TOTAL PRICE (In Rupees)			

Explanation:

- i. The Total Price above includes the booking amount paid by the allottee to the Promoter towards the BUNGALOW;
- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess or any other similar taxes which may be levied on connection with the construction of the Project payable or will be payable by the Promoter, by whatever name called) up to the date of handing over the physical possession of the Designated Unit to the ALLOTTEE.

Provided that in case there is any change/modification/addition in the taxes, the subsequent amount payable by the ALLOTTEE to the promoter shall be increased/reduced based on such change/modification.
- iii. The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee/Allottees the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- iv. The Total Price of the Designated Unit includes: - (i) Pro - rata share in the Common Areas and ii) garage/closed parking as provided in the Agreement
The total price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the Competent Authority and/other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation in effect along with the demand letter being issued to the ALLOTTEE/ALLOTTEES, which shall only be applicable on subsequent payments.
- v. The ALLOTTEE/ALLOTTEES(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- vi. The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ 6% per annum for the period by which the respective instalment has been preponed. The provision for allowing discount and such rate of discount shall not be subject to any revision/withdrawal, once granted to the Allottee by the promoter.

- vii. It is agreed that the Promoter shall not make any additions and alternations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein as described therein in respect of the BUNGALOW, as the case may be, without the previous written consent of the ALLOTTEE.

Provided that the Promoter may make such minor additions or alternations as may be required by the ALLOTTEE/ALLOTTEES, or such minor changes or alternations as per the provisions of the Act.

- viii. The promoter shall confirm to the final carpet area that has been allotted to the ALLOTTEE after the construction of the Building is complete and the Occupation Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by ALLOTTEE/ALLOTTEES within forty five days at the rate prescribed in the Rules, from the date when such an excess amount was paid by the ALLOTTEE. If there is any increase in the carpet area allotted to ALLOTTEE/ALLOTTEES, the Promoter shall demand that from the ALLOTTEE/ALLOTTEES as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.ii of this Agreement.

- ix. Subject to Clause 9 the Promoter agrees and acknowledges, the ALLOTTEE/ALLOTTEES shall have the right to the BUNGALOW as mentioned below:

- a) The ALLOTTEE/ALLOTTEES shall have exclusive ownership of the BUNGALOW;
- b) The ALLOTTEE/ALLOTTEES shall also have undivided proportionate share in the Common Areas. Since the share or interest of ALLOTTEE in the Common Areas is undivided and cannot be divided or separated, the ALLOTTEE shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. Further, the right of the Allottee/Allottees to use the common facilities shall always be subject to the timely payment of maintenance charges and other charges as applicable from time to time. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of ALLOTTEE/ALLOTTEES as provided in the Act;
- c) That the computation of the price of the BUNGALOW includes recovery of price of land, construction of [not only the BUNGALOW but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the Project;

- x. It is made clear by the Promoter and the ALLOTTEE agrees that the BUNGALOW shall be treated as a single indivisible unit for all purposes. It is agreed that the project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the ALLOTTEE/ALLOTTEES. It is clarified that Project facilities and

amenities shall be available only for use and enjoyment of the Allottee/Allottees of the Project.

- xi. It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the project, namely, **BOUGAINVILLAS PHASE -VI** shall not form part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Bungalow Ownership Act, 1972.
- xii. The Promoter agrees to pay all outgoings before transferring the physical possession of the Designated Unit to the ALLOTTEE/ALLOTTEESs, which it has collected from the ALLOTTEE/ALLOTTEESs, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgage or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the ALLOTTEE/ALLOTTEESs or any liability, mortgage loan and interest thereon before transferring the Designated Unit to the ALLOTTEE, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.
- xiii. The ALLOTTEE/ALLOTTEES has paid a sum of **(IN WORDS) [Inclusive of GST]**, as booking amount being part payment towards the Total price of the Designated Unit at the time of application of the receipt of which the Promoter hereby acknowledge and the ALLOTTEE hereby agrees to pay the remaining price of the Designated Unit as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the Promoter within the time and in the manner specified therein; Provided that if the ALLOTTEE delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the ALLOTTEE/ALLOTTEES shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **M/s. BHUTORIA CONSTRUCTION PRIVATE LIMITED** payable at its office address as more fully described hereinabove.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

The ALLOTTEE/ALLOTTEES, 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 Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer or 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/ALLOTTEES understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:-

The ALLOTTEE/ALLOTTEES hereby authorize the Promoter to adjust appropriate all payments made by him/her /them under any head(s) of dues against lawful outstanding of the ALLOTTEE/ALLOTTEES against the Designated Unit, if any, in his/her name and the ALLOTTEE/ALLOTTEES undertake not to object/demand/ direct the Promoter to adjust their payments in any manner.

5. TIME IS ESSENCE:

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Designated Unit to the ALLOTTEE/ALLOTTEES and the common areas to the Association of ALLOTTEE/ALLOTTEES(s) or the Competent Authority, as the case may be.

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

6. CONSTRUCTION OF THE PROJECT:

The ALLOTTEE has seen the proposed layout plan, specifications, amenities and facilities of the BUNGALOW 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 Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to 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 West Bengal Building Rule and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the law, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE DESIGNATED UNIT:

Schedule for possession of the said BUNGALOW) – The Promoter agrees and understands that timely delivery of possession of the Designated Unit, is the essence of the Agreement. The Promoter based on the approved plans and specifications assures to hand over possession of the

Designated Unit on **December, 2025** unless there is delay or failure due to war, flood, pandemic, drought, fire, cyclone, earthquake or any other calamity caused by nature affective the regular development of the real estate project (“Force Majeure”). If, however, the completion of the Project is delayed due to the **Force Majeure** conditions then the ALLOTTEE/ALLOTTEES agree that the Promoter shall be entitled to the extension of time for delivery of possession of the Designated Unit, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented the project due to Force Majeure condition, then this allotment shall stand terminated and the Promoter shall refund to the ALLOTTEE/ALLOTTEES the entire amount received by the Promoter from the allotment within 45 days from the date. The promoter shall intimate the ALLOTTEE/ALLOTTEES about such termination at least thirty days prior to such termination. After refund of the money paid by the ALLOTTEE, the ALLOTTEE agrees that he/she/they shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession by Allottee- The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Designated Unit, to the ALLOTTEE/ALLOTTEES in terms of this Agreement to be taken within 3 months from the date of issue of such notice and the Promoter shall give possession of the Unit to the Allottee. The Promoter agrees and undertakes to indemnify the ALLOTTEE/ALLOTTEES in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The ALLOTTEE/ALLOTTEES, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of ALLOTTEE/ALLOTTEESs, as the case may be, after the issuance of the Completion Certificate for the Project. The Promoter on its behalf shall offer the possession to the Allottee in writing withindays of receiving the occupancy certificate of the Project.

Failure of ALLOTTEE/ALLOTTEES to take Possession of BUNGALOW/Unit - Upon receiving a written intimation from the Promoter as per para 7.2, the ALLOTTEE/ALLOTTEES shall take possession of the Designated Unit 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 BUNGALOW to the ALLOTTEE/ALLOTTEES. In case the ALLOTTEE/ALLOTTEES fails to take possession with the time provided in para 7 such ALLOTTEE shall continue to be liable to pay maintenance charges as applicable.

Possession by the ALLOTTEE/ALLOTTEES: - After obtaining the occupancy certificate and handing over physical possession of the BUNGALOW to the ALLOTTEE, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of ALLOTTEE/ALLOTTEES or the competent authority, as the case may be, as per the local laws.

Cancellation by ALLOTTEE- the ALLOTTEE/ALLOTTEES shall have the right to cancel/withdraw his allotment in the Project as provided in the Act;

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

Compensation- The Promoter shall compensate the ALLOTTEE/ALLOTTEES in case of any loss caused to them due to defective title of the land on which the project is being developed or has been developed, in the manner as provide under the law 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 Designated Unit (i) in accordance with the terms of this Agreement, or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation of the registration under this Act, or for any other reason, the Promoter shall be liable, on demand to the ALLOTTEE/ALLOTTEES, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the BUNGALOW/Designated Unit, with interest at the rate prescribed in the Rules within 45 days including compensation in the manner as provided under the Act.

Except for occurrence of a Force Majeure event, , if the promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation of the registration under law, or for any other reason, the Promoter shall be liable, on demand to the ALLOTTEE/ALLOTTEESs, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the Bungalow, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the law 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 Designated Unit which shall be paid by the promoter to the ALLOTTEE/ALLOTTEES within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the ALLOTTEE/ALLOTTEES as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite right to carry out development upon the said Land and absolute, actual , physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authority to carry out development of the Project;
- (iii) There are no encumbrances upon the said Project
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Designated Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and BUNGALOW are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and BUNGALOW, Parking and common areas ;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the ALLOTTEE/ALLOTTEES created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said BUNGALOW or parking which will, in any manner, affect the rights of ALLOTTEE/ALLOTTEES under this Agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner, whatsoever, from selling the said BUNGALOW/Parking to the ALLOTTEE/ALLOTTEES in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Conveyance Deed, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Designated Unit to the ALLOTTEE and the common areas to the association of ALLOTTEE/ALLOTTEES(s).
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premium, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.
- (xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) Promoter fails to provide ready to move in possession of the Designated Unit to the ALLOTTEE/ALLOTTEES within the time period specified in para 7. For the purpose of this clause 'ready **to move in possession**' shall mean that the Designated Unit shall be in a habitable condition which is complete in all respects.
- (ii) Discontinuance of the Promoter's business as a Promoter on account of suspension or revocation of his registration under the provisions of the law or the rules or regulations made thereunder. In case of Default by Promoter under the conditions listed above, ALLOTTEE/ALLOTTEES is entitled to the following:
 - (i) Stop making further payments to Promoter as demanded by the Promoter. If the ALLOTTEE stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the ALLOTTEE be required to make the next payment without any penal interest; or
 - (ii) The ALLOTTEE/ALLOTTEES shall have the option to terminate the Agreement in which case the Promoter shall be liable to refund the entire money paid by the ALLOTTEE/ALLOTTEES under any head, whatsoever, towards the purchase of the Designated Unit, along with interest at the rate specified in the Rules within 45 days of receiving the termination notice:

Provided that where any ALLOTTEE does not intend to withdraw from the project or terminate the Agreement, they shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Unit.

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

- (i) In case the ALLOTTEE/ALLOTTEES fail to make payments for 2 consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued prior notice in that regard, the ALLOTTEE shall be liable to pay interest to the Promoter on the unpaid amount at the rate Prescribed in the Rules.
- (ii) In case of Default by ALLOTTEE/ALLOTTEES under the condition listed above, continues for a period beyond 2 (Two) consecutive months, after notice from the

Promoter in this regard, the Promoter shall cancel the allotment of the Unit in favour of the ALLOTTEE and refund the money paid to him by the ALLOTTEE by deducting the booking amount i.e. 10% of the total sale price of the Unit plus G.S.T. charges as applicable and the interest liabilities and the cost incurred for registration and of Cancellation Deed, this Agreement shall thereupon stand terminated.

(iii) The Promoter shall have the option to terminate the Agreement or Allotment in which case the Promoter shall be liable to refund the entire money paid by the ALLOTTEE/ALLOTTEES under any head, whatsoever, towards the purchase of the Designated Unit, along with interest at the rate specified in the Rules within 45 days of giving the termination notice.

10. CONVEYANCE OF THE DESIGNATED UNIT:

The Promoter on receipt of the complete amount of the Price of the Unit under the Agreement from the ALLOTTEE, shall execute a Deed of Conveyance and convey the title of the Unit together with proportionate indivisible share in the Common Areas with 3 months from the date of issuance of the occupancy certificate.

Provided that, the customer has to register his conveyance deed within 3 months of the intimation of completion of the Bungalow by the Developer, failing which the Developer reserves the right to cancel the allotment and refund the paid amount after deduction of cancellation charges, which is, 10% of the value of the unit. In this aspect, the decision of the developer shall be final and binding.

However, in case the ALLOTTEE fail to deposit the delay payment interest, 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 payment of stamp duty and registration charges to the Promoter is made by the ALLOTTEE/ALLOTTEES. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies /penalties imposed by the competent authority (ies).

11. MAINTENANCE OF THE SAID BUNGALOW/PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of ALLOTTEE/ALLOTTEES. The cost of such maintenance of the Unit upto 01 (one) year from the intimation of handing over the possession to the Allottee has been included in the Total Price of the Unit.

12. DEFECT LIABILITY:

It is agreed that in case of any structural defect or any other defect in workmanship, quality or provision of the 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 by writing within a period of 5(Five) years by the ALLOTTEE/ALLOTTEES from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (Thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved ALLOTTEE shall be entitled to receive appropriate compensation in the manner in the manner as provided under the Act.

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

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

14. RIGHT TO ENTER THE BUNGALOWS FOR REPAIRS:

The Promoter/Maintenance Agency/Association of the ALLOTTEE/ALLOTTEES shall have rights of the unrestricted access of all Common Areas, terrace, garages/closed parking, and parking spaces for providing necessary maintenance services and the ALLOTTEE agrees to permit the Association of the ALLOTTEE/ALLOTTEES and/or Maintenance Agency to enter into the BUNGALOW or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise with a view to set right any defect.

15. USAGE:

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

16. GENERAL COMPLIANCE WITH RESPECT TO THE BUNGALOW:

Subject to para 12 above, the ALLOTTEE/ALLOTTEES shall after taking possession, be solely responsible to maintain the Unit 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 Unit or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions or change the colour of the Unit and keep the Unit, 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/ALLOTTEES further undertake, assure and guarantee that he/she/they would not put any sign-board, neon light, publicity material or advertisement material etc. on the façade of the Unit or anywhere on the exterior of the Project, buildings therein or Common Areas. The ALLOTTEE/ALLOTTEES assure that he/she/they may put a nameplate provided that it is in conformity with the font style provided by the Developer Company. The ALLOTTEE/ALLOTTEES shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows/balcony or carry out any change in the exterior elevation or design including grills and railings. Further the ALLOTTEE/ALLOTTEES shall not store any hazardous or combustible goods in the Unit or any place any heavy material in the common passages of the Project. The ALLOTTEE/ALLOTTEES shall also not remove any wall including the outer and load bearing wall of the Unit and cannot alter the design of the designated Unit and also cannot carry out any commercial activities in the Unit.

The ALLOTTEE/ALLOTTEES shall plan and distribute its electrical load in conformity with the electrical system installed by the Promoter and thereafter the association of ALLOTTEE/ALLOTTEES and/or Maintenance Agency appointed by the Association of ALLOTTEE/ALLOTTEES. The ALLOTTEE/ALLOTTEES shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE:

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

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, has been approved by the competent authority(i.e.) and disclosed, except for as provided in the Act. However with the consent of flat owners and approval from statutory authorities, the promoter can do the additional construction or alteration.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the Unit 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 have taken or agreed to take such BUNGALOW.

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

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

21. BINDING EFFECT:

Forwarding this Agreement to the ALLOTTEE/ALLOTTEES by the Promoter does not create a binding obligation on the part of the Promoter or the ALLOTTEE/ALLOTTEES until, **firstly**, the ALLOTTEE/ALLOTTEES sign and deliver 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/ALLOTTEES and **secondly**, appear for registration of the same before the concerned Additional Sub-Registrar, District Sub-Registrar or Registrar of Assurance, as and when intimated, by the Promoter. If the ALLOTTEE(S) fails to execute and deliver to the Promoter this Agreement within 30(thirty) days from the date of its receipt by the ALLOTTEE and/or appear before the Additional Sub-Registrar, District Sub-Registrar or Registrar of Assurance for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the ALLOTTEE/ALLOTTEES for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the ALLOTTEE/ALLOTTEES, application of the ALLOTTEE shall be treated as cancelled and all sums deposited by the ALLOTTEE in connection therewith after deduction of the 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 Unit/building, as the case may be.

23. RIGHT TO AMEND:

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent ALLOTTEE/ALLOTTEES of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

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

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 be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable upon 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 on which the carpet area of the BUNGALOW bears to the total carpet area of all the BUNGALOWs in the Project.

28. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required, in order to effectuate the provisions of this

Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its Authorized Signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the ALLOTTEE, which will be in Kolkata, West Bengal, after the Agreement is duly executed by the ALLOTTEE and the Promoter or simultaneously with the execution of the said Agreement shall be registered at the office of the Additional District Sub-Registrar Bishnupur, or Registrar of Assurances, at Kolkata. Hence this Agreement shall be deemed to have been executed at office of the Additional District Sub-Registrar Bishnupur, or Registrar of Assurances, at Kolkata.

30. NOTICES:

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

Name of ALLOTTEE:

ALLOTTEE's Address:

Promoter name: **Bhutoria Construction Private Limited**

Promoter Address: **Bakrahat Road, Thakurpukur, P.O-Rasapunja, P.S- Bishnupur, Kolkata – 700104, West Bengal**

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

31. JOINT ALLOTTEE/ALLOTTEES:

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

32. GOVERNING LAW:

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

33. DISPUTE RESOLUTION:

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

34 Miscellaneous:-

34.1 NOMINATION/TRANSFER BY THE ALLOTTEE/ALLOTTEES:

The ALLOTTEES may, only after a period of 18 months from the date of execution of this agreement and that too upon taking prior written consent of the Promoter and against payment of the sum mentioned in clause 34.2 below, in advance to the Promoter, get the name of his nominee substituted in his place and in the records of the Promoter as the ALLOTTEES of the Designated Unit. Any such nomination or transfer shall be subject to there being no restriction or prohibition under the laws for the time being in force and shall be at the sole risk and costs of the ALLOTTEES and shall be subject to the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. All stamp duty and registration charges, legal fees and charges and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the ALLOTTEES or its nominee. Any Income Tax (except on the said sum mentioned in clause 34.2 below in respect of the Designated Unit paid to the Promoter as aforesaid) or Goods and Service Tax arising due to any nomination by the ALLOTTEES shall be payable by the ALLOTTEES or its transferee but the Vendor or the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Vendor or the Promoter to which the Vendor or the Promoter may become liable owing to any such nomination or related transactions, the same shall be payable by the ALLOTTEES in advance to the Vendor and/or the Promoter and the Promoter may not give any consent to any such nomination or transfer without such payment.

The sum payable by the ALLOTTEES in terms of clause 34.1 above shall be Rs. 50,000/- (Rupees Fifty Thousand only) for transfer of Nomination of each Unit.

The ALLOTTEES shall not be entitled to assign or transfer this agreement for a period of 18 months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Unit at any time until all the amounts, charges, outgoings and dues payable by the ALLOTTEES to the Promoter in respect of the Designated Unit are fully paid up and a No Dues certificate is obtained by the ALLOTTEES from the Promoter.

34.2 Fittings & Fixtures:

Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the Designated Unit including the interior decoration shall be done and completed by the ALLOTTEE/ALLOTTEES at its own costs and expenses. In doing and carrying out the said fit out works, the ALLOTTEE/ALLOTTEES shall be obliged to adhere to the following:

- (i) No work shall be commenced before the date of ALLOTTEE/ALLOTTEES taking physical possession of the Designated Unit upon receiving the Notice For Possession/Possession Certificate in terms hereof;
- (ii) All works shall be done and in a good and workman-like manner and without violating any laws, rules or regulations of the Panchayat, National Building Code, state laws and regulations of Fire rules and other authorities and with minimum noise and the ALLOTTEE/ALLOTTEES shall ensure that no disturbance or annoyance to the other Co-owners;
- (iii) The ALLOTTEE/ALLOTTEES shall ensure that there shall be no stacking of debris or materials in the common areas including the Common Areas and Installations and there shall be regular clearing of all debris arising out of the Fit Out works;
- (iv) The ALLOTTEE/ALLOTTEES hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns in the floor, ceiling and walls of the Designated Unit.
- (v) The ALLOTTEE/ALLOTTEES have been categorically informed by the Promoter that the construction of the New Building and the Designated Unit has been done by using Reinforced Cement Concrete or Brick and hereby unequivocally agree

- and undertake that the ALLOTTEE/ALLOTTEES shall not hammer or hit the walls in any manner and to carry out any fittings only by proper drilling and fasteners.
- (vi) The ALLOTTEE/ALLOTTEES shall be responsible for all consequences, losses of lives and property (ies), damage or accidents that may occur due to breach or default on the part of the ALLOTTEE/ALLOTTEES in carrying out any condition and stipulation mentioned herein.

34.3 DISHONOUR OF PAYMENT INSTRUMENTS

In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the ALLOTTEES for any reason whatsoever, then the same shall be treated as a default and the Promoter may at its sole discretion be entitled to exercise any recourse available herein. Further, the Promoter shall intimate the ALLOTTEES of the dishonour of the cheque and the ALLOTTEES 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 Promoter of all the amounts including the dishonour charges of Rs. 2000/- (Rupees Two Thousand only) (for each dishonour). In the event the said Demand Draft is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the ALLOTTEES comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonour of any cheque, the Promoter has no obligation to return the original dishonoured cheque.

34.4 OTHERS:-

1. In the event of any change in specifications necessitated on account of any force-majeure events or to improve or protect the quality of construction, the promoter, on the recommendations of the Architect, shall be entitled to effect such changes in the materials and specification provided.

Provided, the promoter shall ensure that the cost and quality of the substituted materials or specifications is equivalent or higher than the quality and cost of materials of specifications mentioned in the schedule.

2. The possession date has been accepted by the allottee. However, if the said BUNGALOW is made ready prior to the Completion Date, the allottee undertakes and covenant not to make or raise any objection to the consequent pre-ponement of his/her/their/its payment obligation have been clearly agreed and understood that the payment obligations of the allottee are linked *inter-alia* to the progress of the construction, and the same is not a time linked plan.
3. If due to any act, default or omission on the part of the Allottee, the promoter is restrained from construction of the Project and/or transferring and disposing of the other BUNGALOWs in the project then and in that event without prejudice to the promoter's such other rights, the Allottee shall be liable to compensate and also indemnify the Promoter for all loss, damage, costs, claims, demands, actions and proceedings that may be suffered or incurred by the Promoter.
4. The payments in the account name as mentioned in Clause 2 shall be continued to be made until instructions to the contrary are given in writing by the Promoter to the ALLOTTEE/ALLOTTEES. All payments shall be made by the ALLOTTEE/ALLOTTEES against proper receipts by the Promoter and the

ALLOTTEE/ALLOTTEES shall not be entitled in any manner whatsoever to agree not to set up any oral evidence regarding any payment.

5. The payment of all Extras and Deposits shall be made by the ALLOTTEE/ALLOTTEES to the Promoter before taking physical possession of the Designated Unit and within 21 days of issuance of notice from the Promoter demanding the same. In case, on the date of the Promoter issuing the Notice for Possession/Possession Certificate, the liability on any head cannot be reasonably quantified then the Promoter shall be entitled to ask for payments on such head provisionally subject to subsequent accounting and settlement. Nothing contained above shall affect or derogate the right of the Promoter to claim any Extra or Deposit at any time after the delivery of possession in case the liability for the same arises or is crystallized thereafter or in case the Promoter deliver physical possession of the Designated Unit without receiving the same and the ALLOTTEE/ALLOTTEES shall be liable to pay all such amounts within 21 days of issuance of notice from the Promoter in this behalf.
6. The Tax Deducted at Source (TDS) under the Income Tax (If Applicable) Laws shall be deducted by the ALLOTTEE/ALLOTTEES on the consideration payable to the Promoter and the same shall be deposited by the ALLOTTEE/ALLOTTEES to the concerned authority within the time period stipulated under law, The Promoter shall not be liable in any manner whatsoever, in case of default on the part of the ALLOTTEE/ALLOTTEES in depositing such TDS.
7. The Promoter has been empowered and authorized under the Joint Development Agreement to receive the entire consideration and also all Extras and Deposits from the ALLOTTEE/ALLOTTEES and the ALLOTTEE/ALLOTTEES have satisfied themselves about such rights of the Promoter.
8. FORCE MAJEURE:
The obligations of the parties are subject to standard Force Majeure conditions (and nothing else) as set out hereunder:
If at any time during the continuation of the contract, the performance in whole or in part of any obligation of either party under the contract shall be prevented or delayed only by reason of any war, floods, earth quake, pandemic, air raid or any other act of God or restriction of any authority or Government or statutory body or Court (hereinafter referred to as "Events"), neither party shall by reason of such event, be entitled to terminate the contract nor shall either party have any claim for damages against the other in respect of such non-performance or delay in performance, and the performance under the contract shall be resumed as soon as practicable after such event has come to an end or ceased to exist.
9. The promoter shall hand over the copy of Completion Certificate of the BUNGALOW, as the case may be, to the ALLOTTEE/ALLOTTEES at the time of registration of the Deed of Conveyance and/or on the date of the giving hand over of the designated unit, whichever comes later.

SCHEDULE A

(Said property)

ALL THAT piece and parcel of Sali land admeasuring **233.80 (Two Hundred Thirty Three point Eight Zero) Decimals**, more or less, out of which: [**2.00 Decimal** is comprised in **R.S. & L.R. Dag No. 40** under **L.R. Khatian No. 1243**], [**2.00 Decimal** is comprised in **R.S. & L.R. Dag No. 49** under **L.R. Khatian No. 350**], [**30.90 Decimal** is comprised in **R.S. & L.R. Dag No. 80** under **L.R. Khatian No. 125, 480, 697, 712**], [**7.60 Decimal** is comprised in **R.S. & L.R. Dag No. 81** under **L.R. Khatian No. 24**], [**7.00 Decimal** is comprised in **R.S. & L.R. Dag No. 81/1046** under **L.R. Khatian No. 289**], [**8.00 Decimal** is comprised in **R.S. & L.R. Dag No. 81/1047** under **L.R. Khatian No. 289**], [**5.14 Decimal** is comprised in **R.S. & L.R. Dag No. 82** under **R.S. Khatian No. 452 and L.R. Khatian No. 448**], [**4.26 Decimal** is comprised in **R.S. & L.R. Dag No. 83** under **R.S. Khatian No. 451 and L.R. Khatian No. 10**], [**56.13 Decimal** is comprised in **R.S. & L.R. Dag No. 404** under **L.R. Khatian No. 275, 166, 25, 451, 668**], [**26.00 Decimal** is comprised in **R.S. & L.R. Dag No. 405/1145** under **R.S Khatian No. 1232 and L.R Khatian No. 17**], [**20.00 Decimal** is comprised in **R.S. & L.R. Dag No. 405/1147** under **R.S Khatian No. 1232**], [**5.07 Decimal** is comprised in **R.S. & L.R. Dag No. 407** under **L.R. Khatian No. 1232**], [**10.70 Decimal** is comprised in **R.S. & L.R. Dag No. 408** under **L.R. Khatian No. 1232**], [**1.80 Decimal** is comprised in **R.S. & L.R. Dag No. 411** under **L.R. Khatian No. 1232**], [**4.30 Decimal** is comprised in **R.S. & L.R. Dag No. 432** under **R.S Khatian No. 478 and L.R. Khatian No. 447**], [**5.20 Decimal** is comprised in **R.S. & L.R. Dag No. 433** under **R.S Khatian No. 314**], [**15.20 Decimal** is comprised in **R.S. & L.R. Dag No. 434** under **R.S Khatian No. 1232**], [**22.50 Decimal** is comprised in **R.S. & L.R. Dag No. 435** under **L.R. Khatian No. 560, 144, 99**], situated at Mouza- Uttar Kajirhat, J.L. No. 22, Pin - 700104, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas and butted and bounded as follows:

On the North: Dag No. 75 (P), 80 (P), 81 (P) , 82 (P), 83 (P), 84 (P), 85 (P)

On the South: Dag No. 395 (P), 396 (P), 402 (P), 403 (P), 407 (P), 408 (P), 411 (P),
430 (P), 432 (P), 433 (P), 434 (P), 437 (P)

On the East: Dag No. 84 (P), 85 (P), 404 (P)

On the West: Dag No. 435 (P), 436 (P), 437 (P)

SCHEDULE - "B"

**(DESIGNATED BUNGALOW)
(UNDERCONSTRUCTION)**

ALL THAT the G+1 Bungalow, situated in R.S. & L.R. Dag No. _____ under L.R. Khatian No. _____ being Sanction No. _____ and Unit No. _____ containing more or less a Carpet Area of _____, and Built Up Area of _____ more or less on land area of _____ and having built up area of _____ on the Ground Floor, _____ on the First Floor and _____ of Stair Head and Attic Room, in the Building Complex namely **BOUGAINVILLAS PHASE-VI** at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in "RED"

SCHEDULE - "C"

PAYMENT PLAN FOR "TOTAL PRICE"

The said total consideration of **Rs.** _____ (Including GST) shall be paid by the Allottees to the Promoter in instalments as follows:

Sl. No	EVENT	Amount (in Rupees) (Excluding GST)	Amount (in Rupees) (GST)	Amount (in Rupees) (Including GST)
1	Application Money (Rs. 1,00,000/- Immediate after Booking)			
2	Allotment Letter (10% Minus Rs. 1,00,000/-)			
3	Agreement Money (10% on signing the Sale Agreement – Mandatorily at the date of Registration)			
4	1 st Instalment (20% on completion of Foundation Work)			
5	2 nd Instalment (20% on Ground Floor Roof Casting)			
6	3 rd Instalment (15% on 1 st Floor Roof Casting)			
7	4 th Instalment (5% on completion of brick Work)			
8	5 th Instalment (5% on completion of plaster, POP and flooring Work)			
9	6 th Instalment (5% on completion of electrical, plumbing and sanitary Work)			

10	7 th Instalment (10 % on habitable possession)			
TOTAL				

ANNEXURE - B

Sl. No.	<u>Other Charges</u>	Amount (in Rupees) (Excluding GST)	Amount (in Rupees) (GST)	Amount (in Rupees) (Including GST)
1	Stamp Duty			
2	Registration Charges			
3	Other Taxes, Duties & Utility Charges			

PAYMENT SCHEDULE OF OTHER CHARGE

Sl. No.	<u>Other Charges</u>	PAYMENT SCHEDULE
1	Stamp Duty	As and when demanded by the Company
2	Registration Charges	As and when demanded by the Company
3	Other Taxes, Duties and Utility Charges	As and when demanded by the Company
4	Maintenance Deposit for @ 24/- Per SQ.FT.	As and when demanded by the Company

Signature of the Allottee/Joint Allottee/Allottees

SCHEDULE - "D"
SPECIFICATION FOR THE BUNGALOW

INTERNAL

1. Internal Walls:

- RCC /Brick Wall

2. Internal Finish:

- POP finish for the Bungalows

3. Flooring:

- Interiors – Vitrified/ Anti-skid ceramic Tiles or any other similar.

4. Kitchen:

- Counter – Granite / marble / stone with stainless steel sink.
- Dado - Ceramic Tiles.
- Electrical points for Refrigerator, Water Purifier, and Microwave/oven & Exhaust Fan.

5. Toilet:

- Tiles for floor or any other similar.
- Walls –Tiles on the walls.
- Sanitary ware of good quality.
- Chrome plated fittings of good quality
- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/Cold water line in shower.

6. Doors & Windows:

- Main Door – Flush Door with laminate finish or any other similar.
- Internal Doors – Painted flush doors or any other similar.
- Windows – Aluminium sliding windows or UPVC windows or any other similar.

7. Electricals:

- Provision for AC points
- Provision for cable TV, telephone.
- Plug points in all bedrooms, living/dining, kitchen and toilets.
- Concealed wiring with DB /MCB.
- Doorbell point at the main entrance door.
- Modular switches of good quality.

Allottees:

1. Signature _____
Name _____

2. Signature _____
Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

Name _____

(As a Constituted Attorney of the Vendors and Self)

SCHEDULE – “E”

SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT “BOUGAINVILLAS PHASE -VI”

1. Land comprised in the said Premises.
2. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
3. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Project, if any, as per the Sanction Plan.
4. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of the Project, if any, as per the Sanction Plan.
5. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply if any, as per the Sanction Plan.
6. Landscape area.
7. Pathways
8. Jogging track/walkways
9. CCTV Surveillance System at Strategic locations as per Architect.
10. Provision for DTH Connection (Centralised) (At Additional Cost).
11. Club Facilities (At Additional Cost)
12. Water waste and sewerage evacuation pipes and drains from the several units to the municipal drains.
13. Common DG Set, its panels, accessories and wirings and space for installation of the same at additional cost.
14. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Project at additional cost.

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

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
ALLOTTEE/ALLOTTEES: (including joint buyers)**

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

Please Affix
Photographs and
Sign across the
photograph

Please Affix
Photographs and
Sign across the
photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
Promoter:**

Signature _____
Name _____
Address _____

Please Affix
Photographs and
Sign across the
photograph

**(As a Constituted Attorney of
M/s. CHARLES COMMERCIAL PVT. LTD.
M/s. TIRUPATI CARRIER LTD.
M/s. TIRUPATI ENCLAVE PVT. LTD.)**

At _____ on _____ in the presence of:

WITNESSES:

Signature _____
Name _____
Address _____

MEMO OF CONSIDERATION:

RECEIVED of and from within named ALLOTTEE/ALLOTTEES the within mentioned sum of _____ **Rs.** _____
(_____) being
earnest money out of the full consideration money as per Memo below:-

MEMO

Sl. NO.	Cheque No.	Date	Bank	Amount (Rs.)
---------	------------	------	------	--------------

1				
2				
Total ()				

WITNESSES:

- 1.
- 2.

Signature of the PROMOTER

Signature of the ALLOTTEE

Drafted by me:

.....

Advocate

Enrolment No: