

**AGREEMENT FOR SALE**

THIS DEED OF AGREEMENT executed on this .....day of June 2024

**BY AND BETWEEN**

**"EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED"** (PAN: AAFCE7079R) (TAN: CALE05823G)(CIN: U70109WB2019PTC234760)(Date of Incorporation 15.11.2019), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S), P.S.- Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by its Director (**Vide Resolution No. EHCPL/GV/10-2023, dt 22-03-2024 by the Board of Directors**) - **SRI MAINAK MONDAL** (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150) (Date of Birth 15.10.1978), Son of Sri Dilip Kumar Mondal, by Religion– Hindu (Indian Citizen), by Occupation–Business, residing at Uttarayan, P.O. Chinsurah (R.S), P.S. Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, , hereinafter referred to as the **"VENDOR/ LAND OWNER/DEVELOPER/ PROMOTER"** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its/his heirs, legal representatives administrators, executors and assigns as the case may be) of the FIRST PART.

**A N D**

(1).....(PAN:.....)(AADHAAR NO.....), Son/Wife/Daughter of ....., by Religion–..... (Indian Citizen), by Occupation–.....; (2).....(PAN:.....) (AADHAAR NO.....), Son/Wife/Daughter of ....., by Religion–..... (Indian Citizen), by Occupation–....., both residing at ....., hereinafter referred to and called the **"PURCHASER(S)/ALLOTTEE(S)"**(which expression shall unless repugnant to the meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators, successors-in-interest and permitted assigns).

The Promoters and Allottee(s) shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

**SECTION-I**

**Definitions:**

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

**INTERPRETATIONS:** For the purpose of this Agreement for Sale, unless the context otherwise requires:

- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "Rules" means the Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016;
- c) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- d) "Section" means a section of the RERA Act 2016

**WHEREAS:**

A. "EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (CIN: U70109WB2019PTC234760) (PAN: AAFCE7079R) (TAN: CALE05823G), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah(R.S), P.S.-Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by one of its Directors (**Vide Board Resolution No EHCPL/GV/10-2013 dated 22-03-2024**) **Mr. MAINAK MONDAL** (PAN: AEIPM8633F), (AADHAAR NO.7175 7688 7150), son of Sri Dilip Kumar Mondal, by occupation Business, by Religion Hindu (Indian Citizen), residing at Uttarayan, Simla (CT), PO : Chinsurah (RS), PS Chinsurah, Dist : Hooghly, PIN 712 102, West Bengal, India, hereinafter referred and called the "**Developers / Promoter**"(which expression shall unless repugnant to the meaning thereof be deemed to mean and include the Director or Directors for the time being of the said company, the survivor or survivors of them and its / theirs heirs, executors and administrators of the last surviving Director and their assigns) is the **ABSOLUTE AND LAWFUL OWNER** of the following piece of land:

• **SECTION I**

**PART- I**

**ALL THAT** piece and parcel of "Commercial Bastu" Land (converted from "Shali" to "Commercial Bastu", vide Conversion Case No. CN/2021/0601/656, Dated 26.03.2021 by the B.L & L.R.O, Chinsurah-Mogra Block), admeasuring **0.05** (Zero point Zero Five) Acre equivalent to **05** (Zero Five) Decimal appertaining to mutated L.R Khatian No. **7777** (Seven Seven Seven Seven), R.S. Dag No.**1625** (One Six Two Five), corresponding to L.R. Dag No.**1626** (One Six Two Six), within ambit of Mouza- **Simla**, J.L. No.**16**, P.S. Chinsurah, District Hooghly, along with all other easement & path rights attached with this property.

**PART-II**

District: Hooghly, P.S. Chinsurah, Mouza: **Simla**, J.L. No.**16**, R.S. Dag No.**1625** (One Six Two Five) under R.S. Khatian No.**17**, mutated L.R Khatian No. **7777** (Seven Seven Seven Seven),

corresponding to L.R. Dag No. **1631**(One Six Three One), Total area of Land admeasuring **0.26**(Zero point Two Six) Acre equivalent to **26** (Twenty Six) Decimal and out of which-

- 1) Undivided/Joint 4/12<sup>th</sup> share i.e. **0.0867** (Zero point Zero Eight Six Seven) Acre or **8.67** (Eight point Six Seven) Decimal (a little more or less) sold by Sri Alope Kumar Sengupta.
- 2) Undivided/Joint 1/12<sup>th</sup> share i.e. **0.0217** (Zero point Zero Two One Seven) Acre or **2.17** (Two point One Seven) Decimal (a little more or less) sold by Sri Probir Sengupta.

-Total area of Land **0.1084** (Zero point One Zero Eight Four) Acre or **10.84** (One Zero point Eight Four) Decimal (a little more or less) along with every rights of easement whatsoever.

### PART-III

District: Hooghly, P.S. Chinsurah, Mouza: **Simla**, J.L. No.**16**, R.S. Dag No.**1625** (One Six Two Five) under R.S. Khatian No.**17**, mutated L.R. Khatian No. **7777** (Seven Seven Seven Seven) corresponding to L.R. Dag No.**1631**(One Six Three One), Total area of Land admeasuring **0.26**(Zero point Two Six) Acre equivalent to **26** (Twenty Six) Decimal and out of which-

1. Undivided 1/12<sup>th</sup> share i.e. **0.0217** (Zero point Zero Two One Seven) Acre or **2.17** (Two point One Seven) Decimal (a little more or less) sold by Sri Subir Sengupta.
2. Undivided 1/12<sup>th</sup> share i.e. **0.0216** (Zero point Zero Two One Six) Acre or **2.16** (Two point One Six) Decimal (a little more or less) sold by Sri Ranabir Sengupta.

Total area of Land **0.0433** (Zero point Zero Four Three Three) Acre or **4.33** (Four point Three Three) Decimal (a little more or less) along with every rights of easement whatsoever.

### PART-IV

District: Hooghly, P.S. Chinsurah, Mouza: **Simla**, J.L. No.**16**, R.S. Dag No.**1625** (One Six Two Five) under R.S. Khatian No.**17**, mutated L.R. Khatian No. **7777** (Seven Seven Seven Seven) corresponding to L.R. Dag No.**1631**(One Six Three One), Total area of Land admeasuring **0.26**(Zero point Two Six) Acre equivalent to **26** (Twenty Six) Decimal and out of which-

- 1) Undivided 2/12<sup>th</sup> share i.e. **0.0433** (Zero point Zero Four Three Three) Acre or **4.33** (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5278 sold by Smt. Mousumi Gupta.
- 2) Undivided 2/12<sup>th</sup> share i.e. **0.0433** (Zero point Zero Four Three Three) Acre or **4.33** (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5279 sold by Sri Kalyan Sengupta.
- 3) Undivided 1/12<sup>th</sup> share i.e. **0.0217** (Zero point Zero Two One Seven) Acre or **2.17** (Two point One Seven) Decimal (a little more or less) from L.R. Khatian No.7365 sold by Smt. Manashi Dutta.

-Total area of Land **0.1083** (Zero point One Zero Eight Three) Acre or **10.83** (One Zero point Eight Three) Decimal (a little more or less) together with R.T. Shed 100 Sq.ft. (Cement Flooring) along with every rights of easement whatsoever.

-Yearly Rent payable at B.L & L.R.O, Mogra-Chinsurah Block, Lichubagan, Bandel, P.S Chinsurah, Dist.- Hooghly. The said property is situated within territory of **Kodialia-1 Gram Panchayet** and located at Firm Side Road, P.O. Chinsurah (RS), P.S. Chinsurah, District- Hooghly.

Total Area of Land conjointly in **Part- I to Part IV= 0.31 (Zero point Three One) Acre or Decimal or 31 (Three One) Decimal**. The name of the Multi-storied Building "**GREEN VIEW HOUSING COMPLEX**", situated at **Opposite Rice Research Centre, Gate No. 2, P.O-Chinsurah (RS), P.S-Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India**, Properly mentioned in the First Schedule hereunder written "**Allotted Apartment**" shall mean the Flat, Exclusive Balcony/Verandah, if any and Parking Space, if any for parking of motor car/two wheeler at the Parking Spaces and wherever the context so permits shall mean the commercial space and Parking Space, if any for parking of motor car/two wheeler at the Parking Spaces and in either case the same is morefully and particularly mentioned and described in the Second Schedule hereunder written;

**THE PROPERTY IS BUTTED AND BOUNDED BY:-**

- ❖ On the Northern Side : Chinsurah Station Road
- ❖ On the Southern Side : Land of others
- ❖ On the Eastern Side : Property of others
- ❖ On the Western Side : Land of others & pond

• **SECTION-II**

**WHEREAS:**

- A. "**EAST HOOGLY CONSTRUCTIONS PRIVATE LIMITED**" (PAN: AAFCE7079R) (TAN: CALE05823G)(CIN: U70109WB2019PTC234760) (Date of Incorporation 15.11.2019), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah(R.S), P.S. Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by its (Vide Resolution No. EHCPL/GV/10-2023, dt 22-03-2024 by the Board of Directors) - **SRI MAINAK MONDAL** (PAN: AEIPM8633F) (AADHAAR NO.7175 7688 7150) (Date of Birth 15.10.1978), Son of Sri Dillip Kumar Mondal, by Religion– Hindu (Indian Citizen), by Occupation–Business, residing at Uttarayan, P.O.Chinsurah (R.S), P.S. Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, as mentioned above are the **ABSOLUTE AND LAWFUL OWNER** Developers/Promoters of the property as mentioned in the First Schedule hereunder written.

**B. Description of Title Deeds of the said Property :**

- 1. ALL THAT** parcel of land "**Commercial Bastu**" Land (converted from "**Shali**" to "**Commercial Bastu**", vide Conversion Case No. CN/2021/0601/656, Dated 26.03.2021 by the B.L & L.R.O, Chinsurah-Mogra Block) properly mentioned in the Schedule Part-I admeasuring **0.05 (Zero point Zero Five) Acre or 05 (Zero Five) Decimal** appertaining to mutated L.R Khatian No. 7777, R.S. Dag No.1625,

L.R Dag No. 1626, under within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Chinsurah – Mogra Block, District Hooghly, vide Sale Deed No 1901-01933/2020 dt 27-07-2020 registered in the Office of the A.R.A-I, Kolkata in Book No. I, Vol. No. 1901-2020, Page from 94601 to 94628, bearing Being No. 190101933, for the Year 2020 and since acquiring the said plot of land established absolute right, title, interest and possession over the Schedule Mentioned property Part-I and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

2. All THAT piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-II admeasuring 0.58 Acre or 58 Decimal appertaining to mutated L.R Khatian No. 7777 R.S. Dag No. 1625 under within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Chinsurah – Mogra Block, District Hooghly, vide Sale Deed No 1901-02006/2020 dt 31-07-2020 registered in the Office of the A.R.A-I, Kolkata in Book No. I, Vol. No. 1901-2020, Page from 94396 to 94432, bearing Being No. 190102006, for the Year 2020, and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

3. ALL THAT piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-III admeasuring 0.58 Acre or 58 Decimal appertaining to mutated L.R Khatian No. 7777 R.S. Dag No. 1625 under within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Chinsurah – Mogra Block, District Hooghly, vide Sale Deed No 1901-02007/2020 dt 31-07-2020 registered in the Office of the A.R.A-I, Kolkata in Book No. I, Vol. No. 1901-2020, Page from 94357 to 94395, Being No. 190102007, for the Year 2020, and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

4. ALL THAT piece and parcel of "Bastu" Land properly mentioned in the Schedule Part-IV admeasuring 0.58 Acre or 58 Decimal appertaining to mutated L.R Khatian No. 7777 R.S. Dag No. 1625 under within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Chinsurah – Mogra Block, District Hooghly, vide Sale Deed No 1901-02008/2020 dt 31-07-2020 registered in the Office of the A.R.A-I, Kolkata in Book No. I, Vol. No. 1901-2020, Page from 94433 to 94474, bearing Being No. 190102008, for the Year 2020, and mutated his name in the L.R.R.O.R, in a separate Khatian being no. 7777 and regularly paying all the Govt. taxes and khaznas over the Schedule mentioned property.

- C. The Said Land is earmarked for the purpose of building a Residential cum Commercial complex, comprising of 3 (Three) G+4 apartment buildings in 3 (Three) Blocks of the said project shall be known as "GREEN VIEW HOUSING COMPLEX"
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;

- E. The **Office of the Hooghly Zilla Parishad** and Kotalia No 1 GP has been informed of the commencement to develop the Project vide approval dated bearing no. HZ24I8Y76 dt 08-09-2023 issued by **Office of the Hooghly Zilla Parishad, Hooghly**;
- F. The Promoter has obtained the final layout plan approvals for the Project from M/s Space Craft, Sri Anjan Das, Architect, [COA Regn No : CA/2003/31495] and M/s KSB Projects & Infrastructure Consultants, Mr Koushik Sengupta, Structural Engineer. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- G. The Promoter has applied for registration of the Project under the provisions of the Act with the Real Estate Regulatory Authority.
- H. The Allottee had applied for an apartment in the Project vide application no. \_\_\_\_\_ dated \_\_\_\_\_ and has been allotted apartment no. \_\_\_\_\_ having carpet area of \_\_\_\_\_ square feet, type \_\_\_\_\_, on \_\_\_\_\_ floor in [tower/block/building] no. ("Building") along with garage/closed parking no. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet in the Ground Floor of Block No. \_\_\_\_\_, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);
- 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. ADDITIONAL DETAILS :
- (i) Community Hall
  - (ii) 24 Hours security.
  - (iii) Intercom.
  - (iv) C.C T.V surveillance.
  - (v) 24 hours Generator back-up.
  - (vi) 24 hours Water Supply.
- K. 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;
- L. 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;
- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/ Plot] and the garage/closed parking (if applicable) as specified in paragraph H;

East Hooghly Constructions Pvt. Ltd.  
Project: Green View Housing Complex

*Munish Mondal*  
Director

### SECTION-III

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

#### 1. TERMS:

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

The Total Price for the Apartment based on the carpet area is Rs.

\_\_\_\_\_ (Rupees \_\_\_\_\_ only ("Total Price") (Give break up and description):

Block No. : Apartment No. : Type : Floor :	Rate of Apartment per Square feet*
Rs	Rs
<b>Total Price: (Apartment) :</b>	Rs

**AND**

Garage No :	Price : Rs
<b>Total Price (Garage): Rs</b>	
<b>Total Price of Apartment &amp; Garage :</b>	Rs
Rs.	

- Provide breakup of the amounts such as cost of apartment, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, maintenance charges as per para II etc. if/as applicable.
- Flat No \_\_\_\_\_ is bounded by :
  - ❖ On the Northern Side :
  - ❖ On the Southern Side :
  - ❖ On the Eastern Side :
  - ❖ On the Western Side :
- Garage No \_\_\_\_\_ is bounded by:
  - ❖ On the Northern Side :
  - ❖ On the Southern Side :
  - ❖ On the Eastern Side :
  - ❖ On the Western Side :

**Explanation:-**

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

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

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

- 1) pro rata share in the Common Areas; and
- 2) \_\_\_\_\_ garage(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

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

It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make



such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate\* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified 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, the Promoter shall 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 in Clause 1.2 of this Agreement.

Subject to clause 9.3 herein, the Developer/Promoter agrees and acknowledges that the Allottee shall have the following rights to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Allotted Apartment.
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/interest of the 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 to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;
- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Promoter and the Allottee agrees that the Apartment along with \_\_\_\_\_ garage/ closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, **GREEN VIEW HOUSING COMPLEX** shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972

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

The Allottee has paid a sum of Rs \_\_\_\_\_, (Rupees \_\_\_\_\_ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

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

1. **MODE OF PAYMENT:**

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

**Name** : EAST HOUGHLY CONSTRUCTIONS PRIVATE LIMITED  
**Bank Name** : PUNJAB NATIONAL BANK  
**Branch** : CHINSURAH  
**IFSC Code** : PUNB0142100  
**Account No** : 1421002900000012

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

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of

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

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

**4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

The Allottee authorizes the Promoter to adjust and appropriate all payments made by him under any head of dues against lawful outstanding of the Allottee for the Allotted Apartment, if any, in his name and the Allottee undertakes not to object / demand/direct the Developer/Promoter to adjust his payments in any other manner.

**5. TIME IS ESSENCE:**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate\* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

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

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

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

7. **POSSESSION OF THE ALLOTTED APARTMENT:**

**Schedule for possession of the Allotted Apartment:**

The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on / within **JUNE 2028** unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within **45 days** from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

**Procedure for taking possession :**

The Promoter, upon obtaining the occupancy certificate\* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within **15 (Fifteen)** days of receiving the occupancy certificate\* of the Project.

**Failure of Allottee to take Possession of [Apartment/Plot]:**

Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the

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*Manish Mondal*  
Director

Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

**Possession by the Allottee :**

After obtaining the occupancy certificate\* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

**Cancellation by Allottee:**

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

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

**Compensation :**

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

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

**8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS / PROMOTERS:**

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

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

- (iii) There are no encumbrances upon the said Land or the Project;  
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any actor thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project;
- (xiii) That the property is not Waqf property.

## 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:

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*Pravin Kumar Mondal*  
Director

- (i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot].

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

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

#### 10. CONVEYANCE OF THE SAID APARTMENT

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

in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority(ies).

#### **11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT**

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

#### **12. DEFECT LIABILITY**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

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

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

#### **14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS**

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

#### **15. USAGE**

##### **Use of Basement and Service Areas:**

The basement(s) and service areas, if any, as located within the "GREEN VIEW HOUSING COMPLEX", shall be earmarked for purposes such as parking spaces and services



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

**16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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

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

**18. ADDITIONAL CONSTRUCTIONS**

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

**19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE**

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

**20. APARTMENT OWNERSHIP ACT**

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

**21. BINDING EFFECT**

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

**22. 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/ plot/building, as the case may be.

**23. RIGHT TO AMEND**

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

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

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

## 25. WAIVER NOT A LIMITATION TO ENFORCE

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

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

## 26. SEVERABILITY

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

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

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

## 28. FURTHER ASSURANCES

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

## 29. PLACE OF EXECUTION

The execution of this agreement shall be complete only upon its execution by the promoter through its authorized signatory at the promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S), P.S- Chinsurah, Dist. Hooghly, Pin 712102 , West Bengal, India after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at A.D.S.R, Chinsurah, Hooghly, D.S.R-I, Hooghly & A.R.A-III, Kolkata).

Hence this agreement shall be deemed to have been executed at Rammandir, P.O- Chinsurah (R.S), P.S- Chinsurah, Dist. Hooghly, Pin- 712102 , West Bengal, India.

**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 the Allottee :**

**Address of the Allottee :**

**Name of the Promoter :** East Hooghly Constructions Private Limited

**Address of the Promoter :** Super Market, Chinsurah Station Road,  
P.O. Chinsurah(R.S), P.S. Chinsurah,  
Dist.: Hooghly, Pin No. 712102,  
West Bengal, India,

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

**31. JOINT ALLOTTEES**

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

**32. GOVERNING LAW**

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

**33. DISPUTE RESOLUTION**

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

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

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*Pranab Mondal*  
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee : (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

At Chinsurah on ddmmyyy in the presence of:

WITNESSES :

1. Name :  
Signature :  
Address :

2. Name :  
Signature :  
Address :

East Hooghly Constructions Pvt. Ltd.  
Project: Green View Housing Complex

*Pranab Mondal*  
Director

## SCHEDULE "A"

### ALLOTTED APARTMENT AND GARAGE :

ALL THAT the residential Apartment being Block No ..... Apartment No. .... on the ..... floor having a **CARPET AREA** of..... (.....) Square feet (more or less), **COVERED AREA** of..... (.....) Square feet (more or less) & **SUPER BUILT UP AREA** of..... (.....) Square feet (more or less) including Exclusive Balcony/Verandah if attached thereto and if attached the same in the Building under Mouza-Simla, J.L No.16 (One Six), P.O- Chinsurah (RS), P.S- Chinsurah, District- Hooghly, Pin No. 712102, under Kodalia No. 1 Gram Panchayet, West Bengal, India with / without **GARAGE** .....(.....) on the **GROUND FLOOR**, having **COVERED AREA** of (.....) Square feet (more or less) at the said land.

- **BOUNDARY OF ALLOTTED FLAT AND GARAGE :**

- **LOCATION OF FLAT NO**

ON THE NORTHERN SIDE  
ON THE SOUTHERN SIDE  
ON THE EASTERN SIDE  
ON THE WESTERN SIDE

- **LOCATION OF GARAGE NO**

ON THE NORTHERN SIDE  
ON THE SOUTHERN SIDE  
ON THE EASTERN SIDE  
ON THE WESTERN SIDE

## SCHEDULE "B"

### FLOOR PLAN OF THE APARTMENT :

As per enclosed Sanctioned Plan.

East Hooghly Constructions Pvt. Ltd.  
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*Pravin Kumar Mondal*  
Director

## SCHEDULE "C"

### PAYMENT PLAN BY THE ALLOTTEE :

The Total Consideration amount of Rs..... (.....) only for the Allotted Apartment with / without Garage mentioned above of the agreement inclusive of GST shall be paid by the Allottee to the Developer/Promoter in installments as follows:

PAYMENT SCHEDULE		
Timeline	Percentage of said Total Consideration	Amount of Total Consideration Rs.
On Agreement	10%	
On Casting of 1st floor roof slab of the respective Block	15%	
On Casting of 2nd floor roof slab of the respective Block	20%	
On or before Casting of top floor slab of the respective block	30%	
After completion of Brick Work of the said Flat /Commercial unit	20%	
Within 7 days of receipt of Notice for registration of the said Flat unit	5%	
Total:	100%	Rs.

## SCHEDULE "D"

### ADDITIONAL PAYMENTS

- (i) Price, cost, charges and expenses levied by the Owner/ Developer for any additional or extra work done and/or any additional amenity or facility provided and/or for any changes, additions, alterations or variation made in the said Flat/Commercial unit, the Buildings, the said Property and/or the Project including the costs, charges and expenses for revision of the Plans, if any.
- (ii) GST (as per Govt. Rules and Orders)
- (iii) Panchayet tax, Settlement Tax, Betterment Fee, development charges and any other tax, duty levy or charge that may be imposed or charged regarding the said Flat/Commercial unit, the Buildings, the said Property and/or the Project payable to the Owner/Developer.

- (iv) Proportionate price, costs, charges and expenses for generator, electrical sub-station, high tension line, transformer, wiring and cables and accessories used for their installation, firefighting equipment and other related equipment and accessories including for their acquisition and installation and for the equipment, instruments, additional facilities and conveniences for the Flat/Commercial unit that may be provided by the Owner/Developer together with proportionate management of maintenance charge of the respective unit with/without Car Parking Space for eight months from the date or quarter of the assessment made by Kodalia No. 1 Gram Panchayet and/or Hooghly Zilla Parishad for the respective block or for the entire complex in the Buildings, the said Property and/or the Project payable to the Owner/Developer.
- (v) Charges for formation of the Association for the Common Purposes payable to the Owner/Developer.
- (vi) In respect of the Additional Payments for which no time for payment is specified in this Agreement, the Purchaser agrees and undertakes to pay the same within fifteen days of demand by the Owner/Developer without raising any objection whatsoever.

#### DEPOSITS

- (i) Deposit for electric supply/individual meter for the said Flat / Commercial unit as per actual payable to the electricity supply authority.
- (ii) Deposit for any other item in respect of which payment is to be made by the Purchaser mentioned above of this Schedule Rs. -NA- per Sq. ft. payable to the owner/Developer for transformer/generator for common portions and other amenities in common portions.

The Deposit shall be paid by the Purchaser to the Owner/Developer within (15) fifteen days of demand without raising any objection whatsoever regarding the same.

All Cheques/Demand Drafts/Pay Orders/Banker's Cheques to be issued in favour of

Name : EAST HOOGHLY CONSTRUCTION PVT LTD  
Bank Name : PUNJAB NATIONAL BANK  
Branch : CHINSURAH  
IFSC Code : PUNB0142100  
Account No : 1421002900000012

East Hooghly Constructions Pvt. Ltd.  
Project: Green View Housing Complex

*Pravin Kumar Mondal*  
Director



## SCHEDULE "E"

### PART-I

#### COMMON PARTS :

- (1) Entrance, exits, boundary walls, common paths and passages.
- (2) Stair case, Stair case landing on all floors.
- (3) Rooms and spaces for water pumps, over-head water tanks, reservoir, and water pipes.
- (4) Foundations, columns, beams, support.
- (5) External electrical installations, switch-board and all other electrical wirings and fittings ( except only those are installed within the exclusive area of any Unit and/or exclusively for the use of PURCHASER)
- (6) Drains, sewerage, septic tank and all other pipes including rain water and waste water and concealed or other installation in or around the Building ( except only those are installed within the exclusive area of any Unit and/or exclusively for the use of PURCHASER).
- (7) Such other common parts, areas, equipment, installations, fittings, space in or about the building as are necessary for the common use and/or enjoyment by the co-sharers of the same building.
- (8) Amenities & Facilities in the Project :
  - i. Community Hall.
  - ii. 24 Hours Security.
  - iii. Intercom.
  - iv. C.C. T.V surveillance.
  - v. 24 Hours Generator back-up.
  - vi. 24 Hours Water Supply.
  - vii. Lift / Elevator.

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*Munirul Mondal*  
Director

**PART-II**

**SPECIFICATIONS FOR THE PROPOSED BUILDING**

1.	General:	The Building shall be R.C.C framed structure as per Hooghly Zilla Parishad sanction plan.
2.	Brick Work:	All exterior brick work shall be 200mm thick in sand cement mortar. All partition brick wall shall be 125mm thick in sand cement mortar.
3.	Plaster Work:	The outside plaster of the building is 20 mm thick (average) whereas the inside plaster will be 15 mm thick (average) and ceiling plaster is 6 mm (average) in sand cement mortar
4.	Living/Dining/Lobby/Passage	(13)Floor: Vitrified Tiles. (ii)Walls: Wall putty.
5.	Bed Rooms:	(13)Floor: Vitrified Tile. (ii)Walls: Wall putty.
6.	Kitchen:	(13)Floor: Vitrified tiles. (ii)Walls: Glazed tiles up to 3'-0" above counter and wall putty on the rest of the wall. (13)Counter: Granite Top with black stone partition. (iv)Fitting/Fixtures: CP fitting, SS Sink, Provision for Kitchen Chimney, electrical point for Microwave and Water Purifier.
7.	Balcony:	(13)Floor: Vitrified Tiles. (ii)Walls: Exterior part.
8.	Doors:	(13)Entrance Doors: Primered Sal wood frame, teak veneer flush door shutters. (ii) Internal Doors: Sal wood frame, Primered flush door shutters.
9.	Windows:	Anodized Aluminum sliding shutter.
10.	Electrical:	Switches and copper wiring with miniature circuit breaker
11.	Air-Conditioning:	Provision for AC Point in all bedrooms.
12.	Toilets:	(13)Floor: Ceramic/marble. (ii) Walls: Wall tiles up to 6'-0" and rest portion wall putty. (iii)Fitting/Fixtures: CP fitting, Basin (in one toilet) & EWC, Provision for Exhaust fan, White coloured sanitary Fitting, Shower, Provision for Hot and Cold water line in one toilet.
13.	Lift:	Lift room and lift wall with 250mm thickness.

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*Pravin Mondal*  
Director

## SCHEDULE "F"

### Common Expenses :

- (a) All expenses for maintenance, operating, replacing, repairing, renovating, painting of the common portions and the common areas in the building including the outer walls of the building.
- (b) All the expenses for running and operating all machinery equipment and installations comprised in the common portions including water pumps, electrical installations, including the cost of repairing, renovating and replacing the same.
- (c) Salaries and other emoluments and benefits of and all other expenses of the persons employed or to be employed for the common purposes such as caretaker, supervisor, accountant, darwans, security personnel, sweepers, plumber, electricians and other maintenance staff, if any.
- (d) Cost of insurance premium for insurance of the building and/or common portions.
- (e) All charges and deposits for supplies of common utilities for the Co-owners in common.
- (f) Panchayet Tax, Land Tax, Water Tax (if any), Govt. Revenue (Khajna) G.S.T (as per Rules and Orders) and other levied in respect of the premises and the building (save and except those are separately assessed in respect of any unit of the PURCHASER/s).
- (g) Costs of formation and operation of the service Organization/Association including the office expenses.
- (h) Electricity charges for the operation of the equipment and installation for the common service and lighting the common portions including the lift.
- (i) All legal expenses incur or to be incurred for the common purpose relating to common use and enjoyment of the common portions.
- (j) All other expenses and/or out goings as would be incurred by the Vendors and/or by the society/service organization or Association for the common purpose.

\*\*\*\*\*THE END\*\*\*\*\*

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*Munish Mondal*  
Director