

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“Agreement”) executed on this _____ day of _____, 2020

By and Between

- 1.1. **Overgrow Vyapaar Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC190205), having its registered office at 19, Synagogue Street, 7th floor, Room no. 710, Kolkata-700001, Police Station Burrabazar, PO . Kolkata GPO (PAN AABCO8345A)
- 1.2. **Jagvandana Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2012PTC189542), having its registered office at 303, Floor-3 20 Pannalal Basak Lane, Near Terapanth Bhawan, Bally (M) P.O. and P.S. Liluah ,Howrah 711204 r (PAN AADCJ0950G)
- 1.3. **Exulting City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191209), having its registered office at 27, Brabourne Road , Narayani Building , 3rd Floor, Room no 310 Kolkata-700001, Police Station Hare Street Post Office Radhabazar (PAN AADCE3117A)
- 1.4. **Shivbhakti Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2012PTC183688), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia, Post Office Belgharia Head P.O (PAN AATCS0599J)

- 1.5. **Royalpet Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191210), having its registered office at 303, Floor-3 20 Pannalal Basak Lane, Near Terapanth Bhawan, Bally (M) P.O. and P.S. Liluah ,Howrah 711204 (PAN AAGCR3072C)
- 1.6. **Swarnsathi Merchants Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC191130), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd floor, Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (PAN AATCS0598K)
- 1.7. **Swarmahal Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC191129), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd floor, Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO(PAN AATCS0600E)
- 1.8. **Shivaasha Dealer Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC191127), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd floor, Room no 309, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO(PAN AATCS0596H)
- 1.9. **Unlimited Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191071), having its registered office at 19, Synagogue Street, 7th Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (PAN AABCU5550H)
- 1.10. **Laxmidhan Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74140WB2012PTC183424),having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO(PAN AACCL3146R)
- 1.11. **Dhanprayog Tradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183420), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajpat Rai Sarani (PAN AAECD3487F)
- 1.12. **Fane City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191048), having its registered office at 252 A, Picnic Garden Road, 2nd Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (PAN AACCF1442J)
- 1.13. **Liabe Constructions Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191069), having its registered office at 252 A, Picnic Garden Road, 2nd Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (PAN AACCL4326P)

- 1.14. **Campaign Construction Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191044), having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Narayani Building , (Brabourne Road), 3rd floor, Room no. 310, Kolkata-700001, Police Station Hare Street Post Office Radhabazar (PANAAFCC1655F)
- 1.15. **Neelsimana Suppliers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC189799), having its registered office at Flat No. 301, Block –C, Jindal Tower 1 Kundan Bye Lane, Near Hanuman Mandir, Bally(M) P.O. and P.S. , Howrah 711204 (PANAAECN2973N)
- 1.16. **Durable Real Estate Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191046), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street Post Office Radhabazar (PAN AAECD5661R)
- 1.17. **Neelsimana Barter Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC189800), having its registered office at Flat No. 301, Block –C, Jindal Tower 1 Kundan Bye Lane, Near Hanuman Mandir, Bally(M) P.O. and P.S. , Howrah 711204 (PAN AAECN2974M)
- 1.18. **SwetangTradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC182159), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajpat Rai Sarani (PAN AARCS8534M)
- 1.19. **Choiceforce Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74900WB2013PTC190515), having its registered office at 303, Floor-3 20 Pannalal Basak Lane, Near Terapanth Bhawan, Bally (M) P.O. and P.S. Liluah ,Howrah 711204 (PANAAFCC2101G)
- 1.20. **Endurance City Projects Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191047), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street Post Office Radhabazar (PAN AADCE3036G)
- 1.21. **LaxmidhanTradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC181656), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post Office Lala Lajpat Rai Sarani (PAN AACCL3145N)

- 1.22. **Renew Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70109WB2012PTC184015), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room no. 309, Kolkata- 700001, Police Station Burrabazar, Post office Kolkata GPO (PAN AAFCR9696H)
- 1.23. **Goodshine Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74140WB2012PTC183422), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajpat Rai Sarani (PAN AAECG8379B)
- 1.24. **Dhanprayog Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC181581), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajpat Rai Sarani (PAN AAECD3455B)
- 1.25. **Gajrup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74920WB2012PTC182984), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajpat Rai Sarani (PAN AAECG8301P)
- 1.26. **Geranium Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC182986), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post office Lala Lajpat Rai Sarani (PAN AAECG8383K)
- 1.27. **Aadrika Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183417), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajpat Rai Sarani (PAN AAKCA7897G)
- 1.28. **Durvish Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183121), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajpat Rai Sarani (PAN AAECD3456C)
- 1.29. **Dhanaashaa Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC191123), having its registered office at 303, Floor-3 20 Pannalal Basak Lane, Near Terapanth Bhawan, Bally (M) P.O. and P.S. Liluah ,Howrah 711204 (PAN AAECD6444Q)
- 1.30. **Linkrose Vanijya Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U51909WB2013PTC189879), having its registered office at 252 A, Picnic Garden Road, 2nd Floor, flat no- 204, Kolkata-700039, Police Station & Post Office Tiljala (PAN AACCL4781A)

- 1.31. **Zinnia Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191063), having its registered office at 19, Synagogue Street, 7th Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO(PAN AAACZ6434G)
- 1.32. **Renew Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70109WB2012PTC183770), having its registered office at P-12, New Howrah Bridge Approach Road , 3rdFloor, Room no.309, Kolkata-700001, Police Station Bowbazar Post Office Kolkata GPO (PAN AAFCR9571B)
- 1.33. **Kalashdhan Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74900WB2013PTC190358), having its registered office at Flat No. 301, Block –C, Jindal Tower 1 Kundan Bye Lane, Near Hanuman Mandir, Bally(M) P.O. and P.S. , Howrah 711204 (PAN AAFCK1085K)
- 1.34. **Samundar Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74140WB2012PTC181657),having its registered office at 17, Shyama Prasad Mukherjee Road Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO(PAN AARCS8540B)
- 1.35. **Beatitude Housing Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U70102WB2013PTC191174), having its registered office at 303, Floor-3 20 Pannalal Basak Lane, Near Terapanth Bhawan, Bally (M) P.O. and P.S. Liluah ,Howrah 711204 (PAN AAFCB3993D)
- 1.36. **Shivangan Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183072), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor,Kolkata- 700025 Police Station Bhowanipore , Post office Southern Market PO(PAN AARCS8264N)
- 1.37. **Samundar Retails Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC182151), having its registered office at 17, Shyama Prasad Mukherjee Road,Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (PAN AARCS8673D)
- 1.38. **Riddhiman Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC181580), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (PAN AAFCR9986G)
- 1.39. **Yashmit Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183161), having its registered office at

2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAACY5600K)

- 1.40. **Yashmit Mercantile Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183109), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAACY5599F)
- 1.41. **Tricky Merchandise Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC181455), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAECT3430G)
- 1.42. **Swetang Commerce Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC182160), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AARCS8541A)
- 1.43. **Tricky Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183162), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAECT3429P)
- 1.44. **Dayaswarup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183106), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAECD3458N)
- 1.45. **Aadrika Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC183414), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAKCA7898K)
- 1.46. **PGE Infosolutions Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U72300WB2005PTC106081), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AADCP7686H)
- 1.47. **Vamadev Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 2013 (CIN U74999WB2012PTC182152), having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAECV1391G)

All 1.1 to 1.47 being represented by their constituted attorney **Primarc-Riya Projects LLP**, a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 6A, Elgin Road, 2nd floor, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhowanipore, Kolkata – 700 020, having (PAN. **AAPFP0657F**), duly represented by its authorised signatory _____, having PAN _____ son of _____, by faith – _____, by occupation- _____, by nationality- _____, residing at _____ **P.O** _____ **P.S** _____, duly authorised vide resolution dated day of _____ (collectively **Owners**, include successors-in-interest)

And

Primarc-Riya Projects LLP, a Limited Liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAPFP0657F**), represented by its authorized signatory _____, having PAN _____ son of _____, by faith – _____, by occupation- _____, by nationality- _____, residing at _____ **P.O** _____ **P.S** _____, duly authorised vide resolution dated day of _____, hereinafter referred to as the “**Developer**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said LLP, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assignees).

The “Owners” and “Developer” shall hereinafter, collectively, be referred to as the “**Promoter**”

And

[If the Allottee is a Company]

_____ LTD (PAN _____), (CIN no. _____) a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, represented by its authorized signatory, _____, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhaar no. _____) authorized vide _____ hereinafter referred to as the “**ALLOTTEE**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said Partnership, the survivor or survivors of them and their heirs, executors and

administrators of the last surviving partner and a Partnership).

[OR]

_____ (PAN-_____), (Aadhaar No. _____) s/o _____ aged about _____ residing at –
_____ **P.O** _____ **P.S** _____,
And _____ (PAN-_____), (Aadhaar No. _____) w/o _____, aged about _____, residing at –
_____ **P.O** _____ **P.S** _____, hereinafter called the
“ALLOTTEE” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the allottee’s heirs, executors, administrators, successors-in-interest and permitted assigns).

The “Promoter” and “Allottee” shall hereinafter, collectively, be referred to as the “Parties” and individually as a “Party”

DEFINITIONS:

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

- (a) “Act” means the West Bengal Housing Industry Regulation Act, 2017(West Ben. Act XLI of 2017);
- (b) “Rules” means the West Bengal Housing Industry Regulation Rules, 2018 made d under the West Bengal Housing industry Regulation Act, 2017;
- (c) “Regulations” means the Regulations made under the West Bengal Housing industry Regulation Act, 2017;
- (d) “Section” means a section of the Act.

WHEREAS:

- A. The Owners are the absolute and lawful owners of the property more fully described in Part I of the First Schedule hereto, (Total Land) which was purchased by the Owners from time to time. The particulars of title of the purchased land more fully described in the Second Schedule hereto (Devolution of Title).
- B. By a Development Agreement dated 11th February, 2014 and registered in the Office of the Additional Registrar of Assurances-III, Kolkata in Book No. I, CD Volume No. 3, Pages from 3642 to 3671, being Deed No. 01276 for the year 2014 (Development Agreement), made between the Owners and the Developer, the Owners appointed the Developer as the Developer for developing and commercially exploiting the Said Total Land by constructing thereon and selling various flats/spaces (collectively Flats) and parking spaces (collectively Parking Spaces) therein (such construction and sale collectively Project) on the terms and conditions recorded therein.
- C. The Owners have also granted a Power of Attorney dated 6th July,2015, and registered as Deed No. 190304125 for the year 2015 under Book No. IV, Volume No. 1903-2015, Pages from 33766 to 33841 at the office of the Additional Registrar of Assurances III, Kolkata;

- D. The Total Land is intended for the purpose of development of an integrated housing and commercial project, thereon named as “AURA” comprising of residential apartments, row bungalows, commercial units and other spaces and common areas intended to be constructed in several phases,(“**Project**”).
- E. The Promoter had caused a plan being 330 per dated 18.11.2014 and subsequently revised the said plan vide plan 1221 per dated 16.07.2018 sanctioned by the Bhadreswar Municipality for construction of 4 blocks of residential cum commercial units (the “**said Plan**”) on a portion of the Total Land being more or less 135 Cottahas 12 Chittacks 9 sqft equivalent to 224.399 Decimals. The balance area being more or less 137 Cottahas 7 Chittacks 36 sqft. equivalent to 227.252 decimals had been kept vacant for Future Development. (Balance Land)
- F. Out of the sanctioned area of 4 Blocks, the Promoter has already taken up construction of **Phase I** comprising of 3 numbers of blocks and **Phase II** comprising of 1 number of Block at the said sanctioned portion of the Total Land. The Promoter has also obtained the Completion Certificate for the said Phase I and II of the said Project from the Bhadreswar Municipality and is in the process of handing over possession of the same to the flat owners thereto. .
- G. The Promoter now intends to take up construction and development of plotted Development (Residential Row Bungalow) on the Balance Land being an area of more or less 137 Cottahas 7 Chittacks 36 sqft equivalent to 227.252 decimals and morefully consisting of 46 numbers of G+1, G+2 row bungalow (**Phase III called AURA VILLA**) with provisions for common areas, amenities and facilities to be used in common by all occupants of the all Phases/ entire Project/ Total Land. The said **Phase III/ AURA VILLA** is more fully described in **Part II** of the **First Schedule** hereto and is shown in “**RED**” colour on Plan ‘A’ annexed and marked as “**ANNEXURE-A**”.
- H. The Promoter has caused a plan being 469 per dated 14.01.2020 sanctioned by the Bhadreswar Municipality for construction **Phase III/Aura Villa** being a Plotted Development/ Residential Row Bungalow (the “**said Plan**”)
- I. It is clarified that this agreement relates only to the plotted development portion being the Phase III/Aura Villa.
- J. The Promoter is fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Promoter regarding the said Land for development of the said Phase to which this Agreement relates is to be constructed, have been completed.
- K. The Promoter agrees and undertakes that it shall not make any changes to the Plan of Phase III, except in strict compliance with the provisions of the Act and other laws as applicable;

- L. The Promoter has registered the Phase III/Aura Villa of the Total Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata under registration no. - HIRA.....
- M. The Allottee has applied for allotment of a Row Bungalow in the Phase III vide application dated and has been allotted Row Bungalow No. _____ having –

Row Bungalow No. _-	Carpet area	Built up area
Ground floor		
First Floor		
First Floor Balcony		
Second Floor		
Second Floor Balcony		
Open Terrace (if any)		
TOTAL (Constructed Area)		

PLOT AREA	Square feet	Cottahs

The Plot which includes Car Parking space shall be for the exclusive use of the Allottee mentioned herein and shall not be available for the use of any other Allottee(s) in the Project. A plan showing the lay out of the Row Bungalow and the land appertaining thereto is coloured in “**YELLOW**” border thereon and is annexed hereto and marked as “**ANNEXURE-B**”.

- N. The Plot including the Row Bungalow and the Car Parking Space, together with pro rata share of right to use the Common Areas of the entire Project, which Common Areas is defined in PART-I of the THIRD SCHEDULE hereunder written and/or as defined under clause (m) of Section 2 of the Act to the extent applicable to the Project. (morefully described in the FOURTH SCHEDULE hereunder shall be written and referred collectively as the said “**ROW BUNGALOW**”) at the Phase III/Aura Villa of the Project named “**AURA**”.
- O. The Parties have gone through all the terms and conditions set out in this Agreement and have understood the mutual rights and obligations detailed herein.
- P. The parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications, etc., applicable to the Project and the said Phases
- Q. The Parties have clearly understood that registration of this agreement is mandatory as prescribed under the provisions of the Act and the Parties will comply with this mandatory requirement. In case of failure and/or non-compliance of this mandatory requirement by the

Parties or any of them, then, and in such event, this Agreement shall be deemed to have been cancelled and the consequences arising out therefrom as mentioned elsewhere in this Agreement will follow.

- R. The Allottee has been made aware and has unconditionally agreed that the occupants of apartments/Row Bungalows in other phases of the Project shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project which are meant or allowed by the Promoter for use and enjoyment by such other third parties/ co owners of the entire Project, who shall be entitled to enjoy all such common amenities and facilities of the Project which are so intended by the Promoter for use of the occupants of other parts/phases of the Project (**Project Common Areas, Amenities and Facilities**).
- S. 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;
- T. 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 said Row Bungalow, as specified in para "M & N" above in the manner mentioned below.

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:

- 1.1 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 said Row Bungalow as more fully described in the **FOURTH SCHEDULE** herein below.
- 1.2 The Price for the Row Bungalow based on carpet area is **Rs.** _____/- (Rupees _____ only) (Row Bungalow Price) and GST of Rs. _____/- (Rupees _____ only) as per the details given in Part-I of the **FIFTH SCHEDULE**" hereunder written (the Row Bungalow Price and GST is collectively called the "**TOTAL PRICE**")

In addition to the aforesaid Total Price, the following charges shall be paid at actuals/or as mentioned by the Promoter as per payment schedule:

- (a) Cost of Electric Meter;
- (b) Stamp Duty/Registration Charges/Commissioning charges and other Incidental Expenses;
- (c) Charges for mutation and separate assessment of the Row Bungalow mutation fee, if any, and other miscellaneous charges and incidental charges in relation to the mutation;

- (d) Costs, charges and expenses for individual satellite cable TV connection as per actuals; and
- (e) Costs for providing MS Grill for the Windows, plus applicable taxes, if required; and;
- (f) Interest Free Sinking Fund amounting to Rs _____/-
- (g) Interest free advance common area maintenance charges amounting to Rs. _____/- plus applicable GST.

Notes:

**** Interest Free advance common area maintenance charges has been calculated on a proposed estimated cost and may vary as per actuals at the time of possession.***

The above-mentioned Advance common area maintenance and Sinking Fund shall be taken by the Promoter in the name of Aura Residents Association” (interim body/Association)

**** Any extra cost over and above the rate mentioned above, if incurred by the Developer at the time of installation of the transformer and electricity connection shall be charged proportionately on actual basis.**

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Row Bungalow. Booking Amount shall mean a sum of Rs. _____/- (**Rupees _____ only**) (being 10% of the Row Bungalow Price excluding GST.)
- (ii) The Total Price above includes taxes (consisting of tax paid or payable presently by the Promoter by way of Goods and Services Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) till the date of handing over the possession or the Deemed date of possession of the Row Bungalow to the Allottee, as the case may be, after obtaining the completion certificate.

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the said Phase (as may be extended) the same shall not be charged from the Allottee.

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In case of implementation of any new notifications/acts/rules that would affect the tax applicable, Promoter in addition to the amount payable above 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 Row Bungalow includes recovery of price of land, cost of construction of not only the Row Bungalow but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the Row Bungalow, water line and plumbing, tiles, doors, windows, fire detection and fire-fighting equipment in the Common Areas, maintenance deposits and other charges as mentioned in clause 1.2 above and includes cost for providing all other facilities, amenities and specifications to be provided within the Row Bungalow and the Project.
- 1.3 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, costs/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter/email being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project (as extended) the same shall not be charged from the Allottee.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Part-II** of the **FIFTH- SCHEDULE** hereto (the “**PAYMENT PLAN**”).
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments at a mutually agreed percentage per annum for the period by which the respective instalment 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.
- 1.6 It is agreed that the Promoter shall not make any additions and/or alterations in the sanction plans, lay-out plans and specifications and the nature of fixtures, fittings and amenities described herein in Part II of THIRD SCHEDULE herein (which shall be in conformity with the advertisement, prospects etc on the basis of which sale is effected) in respect of the Row Bungalow without the previous written consent of the Allottee, as per the provisions of the Act.

Provided that, the Promoter may make such minor additions or alterations, as may be required by the Allottee or such minor changes or alteration as per the provisions of the Act.

- 1.7 The Promoter shall confirm to the Allottee the final carpet area of the Row Bungalow that has been allotted to the Allottee after the construction of the Row Bungalow is complete and the occupancy certificate (or such other certificate by whatever name called is issued by the competent authority) 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 reduction in the carpet area, then the Promoter shall refund and /or adjust the excess money paid by the Allottee at the time of final possession or within 45 (forty five) days from the date of final demand for possession, along with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is an increase in the carpet area, which is not more than three percent of the carpet area of the Row Bungalow allotted to the allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **PART-II** of the **FIFTH SCHEDULE**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.
- 1.8 Subject to para 9.3 below the Promoter agrees and acknowledges, that the Allottee shall have the right to the Row Bungalow as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Row Bungalow;
 - (ii) The Allottee shall also have right to use 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 all Common Areas along with other occupants, maintenance staff etc. of the Project, without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act.
 - (iii) The computation of price of the Row Bungalow includes recovery of price of land, construction of (not only the Row Bungalow but also) the Common Areas, Car Parking, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Row Bungalow, waterline and plumbing, finishing with, tiles flooring, (as agreed) doors, windows, fire detection and fire-fighting equipment, (only to the extent, as required under the relevant law(s)) in the common areas, maintenance charges as per para 11 etc and includes cost for providing all other facilities, amenities and specifications to be provided within the Row Bungalow and the Project.
 - (iv) The Allottee has the right to visit the Project site, to assess the extent of development of the Project and the Row Bungalow, as the case may be, with prior appointment.

- 1.9 It is made clear by the Promoter and the Allottee agrees that the Row Bungalow allotted to the Allottee by the Promoter and as so mentioned in the FOURTH SCHEDULE hereto) 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 the Project's facilities and amenities shall be available only for use and enjoyment of the allottees (including the Allottee herein) of the Project.
- 1.10 The Promoter agrees to pay all outgoing till the Occupancy Certificate and/or Completion Certificate or Partial Completion Certificate, which the Promoter has collected from the allottees (including the Allottee herein) for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances, and such other liabilities payable to competent authorities, banks(s) and financial institutions which are related to the Project/Row Bungalow). If the Promoter fails to pay all or any of the outgoings collected by the Promoter from the allottees, (including the Allottee herein) or any liability, mortgage loan and interest thereon before transferring the Row Bungalows respectively to the allottees, then, and in such event, 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 proceeding which may be taken therefore by such authority or person.
- 1.11 The Allottee, has paid a sum of Rs, _____/- (Rupees _____ only) as booking amount, being part payment towards the Total Price of the Row Bungalow 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 Row Bungalow as prescribed in the Payment Plan (Part-II of the FIFTH SCHEDULE hereunder written) 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, which is payable within the due date, the Allottee shall be liable to pay interest at the rate as prescribed in the Rules which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent) per annum for the period of such delay.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement, the Allottee shall make all payments and the Promoter abiding by the construction milestones, on written demand/e-mail by the Promoter, within the stipulated time as mentioned in the Payment Plan or otherwise, through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favour of '**PRIMARC-RIYA PROJECTS LLP.**' payable at Kolkata or in the manner mentioned in the said demand/email. Outstation cheques shall not be accepted. The Allottee shall be liable to remit each instalment as mentioned in the Payment Schedule after deducting TDS as applicable. Further, on dishonour of a cheque on any ground

whatsoever, the Allottee shall be liable to pay to the Promoter a charge of INR 500/- (Indian Rupees Five hundred) plus applicable taxes, for every such dishonour.

3. COMPLIANCE OF LAW RELATING TO REMITTANCES:

- 3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory 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 fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on Allottee's part to comply with the applicable guidelines issued by the Reserve Bank of India, the Allottee may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. 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 Row Bungalow applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by the Allottee under any head(s) of dues against lawful outstanding of the Allottee against the Row Bungalow, if any, in the Allottee's name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

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 Row Bungalow to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be.

6 CONSTRUCTION OF THE PROJECT/ROW BUNGALOW:

The Allottee has seen and accepted the proposed layout plan of the Row Bungalow and also the floor plan as also shown in **Annexure-B** to the Agreement, specifications, amenities and facilities of the Row Bungalow/Project as mentioned in the **Part II** of the **THIRD SCHEDULE** hereto and have accepted the same which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project/Phase in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms of 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 Municipality 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 ROW BUNGALOW:

7.1 Schedule for possession of the Row Bungalow - The Promoter agrees and understands that timely delivery of possession of the Row Bungalow to the Allottee and the Common Areas to the association of allottees is the essence of the Agreement. The Promoter assures to hand over possession of the Row Bungalow along with right to use Common Areas with all specifications, amenities and facilities of the Phase in the Project in place on or before 31st October, 2024, 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 Project (the “**FORCE MAJEURE**”). If, however, the completion of the Phase in 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 Row Bungalow, 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 said phase of 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. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that the Allottee 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.

7.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) from the competent authority shall within a maximum period of fifteen days from such date offer in writing the possession of the Row Bungalow (the “**NOTICE OF POSSESSION**”), to the Allottee in terms of this Agreement by sending the notice of such offer by speed post/e-mail calling upon the Allottee to take possession of the Row Bungalow within a maximum of forty five days from the

date of the said Notice Of Possession by the Allottee. (the “**POSSESSION DATE/ DEEMED DATE OF POSSESSION** ”) Provided that the conveyance deed of the Row Bungalow in favour of the Allottee shall be executed and registered by the Promoter (subject, however, to the Allottee making all payments as mentioned in the **FIFTH SCHEDULE** hereto and taking possession of the Row Bungalow in terms of the Notice Of Possession and making payment of the stamp duty, registration charges and legal charges & expenses to the Promoter as per requisition of the Promoter) within three months from the date of issue of occupancy certificate (or such other certificate by whatever name called issued by the competent authority) as provided by the relevant laws in West Bengal. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Promoter. The Allottee, after taking possession and/or from the Deemed Date of Possession, agree(s) to pay the maintenance charges, taxes etc as determined by the Promoter/association of allottees. The Promoter shall hand over a copy of the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) of the Project/Row Bungalow, as the case may be, to the Allottee at the time of conveyance of the Row Bungalow in favour of the Allottee.

7.3 **Failure of the Allottee to take Possession of Row Bungalow** - Upon receiving the Notice of Possession from the Promoter, as per para 7.2, the Allottee shall take possession of the Row Bungalow from the Promoter within the Possession Date by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Row Bungalow to the Allottee. In case the Allottee fails to take possession within the time provided in “the Notice of Possession as mentioned in para 7.2” and/or even after the expiry of the Possession Date, such Allottee shall continue to be liable to pay maintenance charges, taxes etc as specified in para 7.2

7.4 **Possession by the Allottee-** After obtaining the occupancy certificate or such other certificate by whatever name called issued by the competent authority, and handing over physical possession of the Apartment/ Row Bungalow to the allottees, and on hand over of Common areas to the Association it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, as per the local laws.

7.5 **Cancellation by Allottee–**

The Allottee shall have the right to cancel/withdraw his/ her/ its 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 shall be entitled to forfeit the Booking Amount paid for the allotment together with deduction of such other tax/levy as may be applicable at the time of such withdrawal by the Allottee. The

balance amount of money paid by the Allottee to the Promoter shall be returned by the Promoter to the Allottee within 45 (forty five) days of such cancellation.

7.6 **Compensation –**

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

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Row Bungalow (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 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 Row Bungalow, along with interest at the rate prescribed at the Rules (which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent)per annum) including compensation in the manner as provided in the Act , within 45 (forty-five) days of it becoming due.

Provided that where the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the prescribed at the Rules (which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent)per annum) for every month of delay, till the handing over of the possession and/or Deemed date of possession of the Row Bungalow whichever is earlier , which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

8 REPRESENTATION AND WARRANTIES OF THE PROMOTER:

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the Said Land and absolute, actual, physical and legal possession of the Said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the Said Land or the Project except that the Promoter has taken a loan from Tata Capital Housing Finance Limited (said bank)/financial institution(s) against security of the Said Land and the construction having already been made and/or being made. The Promoter shall cause the said bank(s), if necessary, to issue no objection letter in favour of the Allottee to enable the Allottee to take loan from any bank or financial institution for financing the

- purchase of the Row Bungalow and the Promoter further undertake that the Promoter shall cause the said bank(s) to release the Row Bungalow from the mortgage created by the Promoter on or before the Promoter executing the deed of conveyance of the Row Bungalow in favour of the Allottee and the Allottee will get the title of the Row Bungalow free from all encumbrances.
- (iv) There are no litigations pending before any Court of law or Authority with respect to the Said Land, Project or the Row Bungalow save and except WP 17303W of 2018 (previously WP NO. 316 of 2018) which is an untenable claim made by persons wrongfully interpreting the Urban Land (Ceiling and Regulation) Act, 1976 which the Promoter is defending as per the advice of the advocates and which the Promoter is confident of resolving.
 - (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Land and Row 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, Row Bungalow and Common Areas;
 - (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land, including the Project and the said Row Bungalow 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 Row Bungalow 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 Row Bungalow to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be.
 - (x) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Land;
 - (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 Row Bungalow to the competent Authorities till the completion certificate has been issued and possession of Row Bungalow or Phase III. as the

case may be, along with Common Areas (equipped with all the specifications, amenities and facilities as mentioned in the PART I and **Part II** of the **THIRD SCHEDULE** hereto) has been handed over to the Allottee and the association of allottees or the competent authority,

- (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.

9 EVENT OF DEFAULTS AND CONSEQUENCES:

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

- (i) The Promoter fails to provide ready to move in possession of the Row Bungalow to the Allottee within the time period specified in para 7.1 or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Row Bungalow shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of Promoter's registration under the provisions of the Act or the Rules or Regulations made there under.

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

- (i) Stop making further payments to the 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 interest; or
- (ii) The Allottees have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid to the Promoter by the Allottee under any head whatsoever towards the purchase of the Row Bungalow, along with interest at the rate as prescribed in the Rules (which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent) per annum) within 45 (forty five) days of receiving the termination notice.

Provided that, where the Allottee does not intend to withdraw from the Project or terminate the Agreement, he/she/it shall be paid, by the Promoter, interest at the rate, as prescribed in the Rules,(which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent)per annum) for every month of delay till the handing over of the possession/Deemed date of possession of the Row Bungalow whichever is earlier, which shall be paid by the Promoter to the Allottee within 45 (forty five) days of the same becoming due.

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

- (i) In case the Allottee fails to make payment for two consecutive Demands made by the Promoter as per the Payment Plan, of any amount due and payable by the Allottee under this Agreement (including his/her/its proportionate share of taxes, levies and other outgoings) despite having been issued notice in that regard. It is further clarified that, reminders and or notices for payment of instalments or notice for rectification of default as per the Payment Schedule shall also be considered as Demand for the purpose of this clause. In such event the Allottee shall be liable to pay to the Promoter, interest at the rate , as prescribed in the Rules (which is currently equivalent to the prevailing Prime Lending Rate of the State Bank of India plus 2% (two percent) per annum) on all unpaid amounts from the date the amount is payable by the Allottee.
- (ii) Without prejudice to the right of the Promoter to charge interest in terms of Clause 9.3 (i) above, in case of default by the Allottee under Clause 9.3 (i) above continues for a period beyond two consecutive months after notice for rectification of default from the Promoter in this regard, the Promoter, at its own option, may cancel the allotment of the Row Bungalow in favour of the Allottee and terminate this Agreement and refund the money paid to the Promoter by the Allottee after deducting the Booking Amount and the interest liabilities and after deduction of such other tax/levy as may be applicable at the time of such termination by the Promoter, and this Agreement and any liability of the Promoter shall thereupon stand terminated.

Provided that, the Promoter shall intimate the Allottee about the Promoter's intention to terminate this Agreement by a written notice of at least 30 (thirty) days prior to such termination.

10 CONVEYANCE OF THE ROW BUNGALOW:

The Promoter, on receipt of Total Price of the Row Bungalow as per para 1.2 above and as mentioned in the PART I of the **FIFTH SCHEDULE** below along with any other dues from the Allottee, shall execute a conveyance deed and convey the title of the Row Bungalow together with right to use proportionate indivisible share in the Common Areas (within three months from the date of Completion Certificate or such other

certificate by whatever name called issued by the competent authority but within a maximum period of 3 months from the Date of Completion Certificate) to the Allottee. In case, however, the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in favour of the Allottee till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE ROW 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 allottees upon the issuance of the completion certificate or such other certificate by whatever name called issued by the competent authority of the Project. The cost of such maintenance has been included in the Total Price.

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 Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE ROW BUNGALOW FOR REPAIRS:

The Promoter/maintenance agency/Association of allottees shall have rights of unrestricted access of all Common Areas, for providing necessary maintenance services and the Allottee agrees to permit the Association of allottees and/or maintenance agency to enter into the Row 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.

14. USAGE:

Use of Service Area: The service areas, if any, as located within the Project shall be earmarked for purposes such as services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per the Said Plan and/or the sanctioned plan. The Allottee shall not be permitted to use the services areas and the same shall be reserved for use by the association of allottees formed

by the allottees or caused to be formed for the allottees for rendering maintenance services.

15. COMPLIANCE WITH RESPECT TO THE ROW BUNGALOW

- 15.1 Subject to Para 12 above, the Allottee shall, from the Deemed date of Possession, be solely responsible to maintain the Row Bungalow at the Allottee's own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Row Bungalow, or the staircases, 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 Row Bungalow and keep the Row Bungalow, its walls and partitions, sewers, drains, pipe and appurtenances there to 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.
- 15.2 The Allottee further undertakes, assures and guarantees that the Allottee would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Row Bungalow or anywhere on the exterior of the Project, Row Bungalows 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 Row Bungalow or place any heavy material in the common passages of the Phase III. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Row Bungalow.
- 15.3 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.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

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

17. 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 Said Plan has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE:

After the Promoter executes this Agreement the Promoter shall not any further mortgage

or create any further charge on the Row Bungalow 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 Row Bungalow.

19. APARTMENT OWNERSHIP ACT

The Promoter has assured the Allottee that the Project in its entirety is in accordance with the provisions of The West Bengal Apartment Ownership Act, 1972 as amended up to date and/or other applicable local laws in the state of West Bengal and the Promoter has duly complied with and/or will comply with all such laws/regulations as applicable.

20. BINDING EFFECT:

Forwarding of 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 of the same 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 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 concerned Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, the 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.

21. 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 Row Bungalow/Project, as the case may be.

22. RIGHT TO AMEND:

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

23. 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 Row

Bungalow and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment/ Row Bungalow, in case of a transfer, as the said obligations go along with the Row Bungalow for all intents and purposes.

24. WAIVER NOT LIMITATION TO ENFORCE:

- 24.1 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 as mentioned in the **FIFTH SCHEDULE** hereto 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.
- 24.2 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 there after to enforce hand every provision.

25. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made 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.

26. 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 the Project, the same shall be the proportion which the area of the Row Bungalow bears to the total area of all the Apartment/ Row Bungalows in the Project.

27. 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.

28. 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 Kolkata after the Agreement is duly executed by the Allottee and the Promoter simultaneously with the execution the said Agreement shall be registered at the office of the concerned Registry office having jurisdiction and authority. Hence this Agreement shall be deemed to have been executed at Kolkata.

29. 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 _____

Address: – _____

Promoter name: **PRIMARC-RIYA PROJECTS LLP**

(Promoter Address) 6A, Elgin Road, 2nd Floor,

Bhowanipore, P.O.& P.S. Bhowanipore

Kolkata, Pin – 700020

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

30. 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.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the Row Bungalow, prior to the execution and registration of this Agreement for Sale for the Row Bungalow, shall not be construed to limit the rights and interests of the Allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement

shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Arbitration and Conciliation Act, 1996.

34. DISCLAIMER:

That all terms and conditions as mentioned herein below are as per the contractual understanding between the parties and are not in derogation of/or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.

35. The following clause are to be read in continuation to the sub clauses of Clause 1.8 above:

(v) The rights of the Allottee is limited to ownership of the Row Bungalow and the Allottee hereby accepts the same and the Allottee shall not, under any circumstances, raise any claim, of ownership, contrary to the above.

(vi) The Allottee shall only have User Rights in the Common Areas of the Project to the extent required for beneficial use and enjoyment of the Row Bungalow and the Allottee hereby accepts the same and the Allottee shall not, under any circumstances, raise any claim of ownership of any component or constituent of the Common Area of the Project/ Commercial Complex

36. In continuation to clause 7.5 and 9.3 above the Allottee agrees that where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, the Promoter shall make refund of of all amounts paid by the Allottee to the Promoter after deducting booking amount, if any, to the Allottee and without any interest or compensation and all charges and expenses that may be incurred by the Promoter in making such refund shall be borne by the Allottee. Further, in the event the Allottee is required by the Promoter to execute and appear before the registrar for the registration of a Deed of Cancellation of the Agreement For Sale, the Allottee hereby agrees to do so without any claim, charge and demand and only on registration of such Deed of Cancellation, the Developer shall refund the aforementioned balance amount to the Allottee.

The Allottee further understands and agrees to pay the necessary Stamp Duty, registration fees, all other charges and expenses if any, that may be payable for registration of the Deed of Cancellation. The Allottee further understands that on such cancellation, the amounts already paid towards Stamp Duty and registration fee of this Agreement For Sale is nonadjustable or non-refundable.

In the event the Allottee is unable to execute the said Cancellation Deed; the Promoter shall have the right to unilaterally execute and/or register the said Cancellation Deed and the Allottee shall not object to the same.

Upon withdrawal or cancellation of allotment by the Allottee under this Agreement, the Promoters shall have the right to re-allot the Row Bungalow to any third party thereafter and this Agreement for Sale in favour of the Allottee will stand cancelled. All rights of the Allottee under any allotment letter issued or this Agreement shall also stand terminated.

37. COVENANTS & RIGHTS OF THE ALLOTTEE

37.1 The Allottee, with the intention to bring all persons into whosoever's hands the Row Bungalow may come, hereby covenants and agrees with the Promoters as follows:

37.1.1. that the Allottee shall observe, perform and fulfil the covenants, stipulations, restrictions and obligations required to be performed by the Allottee herein, including but not limited to those mentioned in the SIXTH SCHEDULE hereunder written;

37.1.2. that the Allottee has the financial and other resources to meet and comply with all financial and other obligations under this Agreement, punctually and in a timely manner;

37.1.3. In continuation to clause 11-that, on and from the Possession Date, as mentioned in para 7.2 above, the Allottee shall at all times make timely payment of the proportionate Common Charges and Expenses to the Promoter or the Association, as the case may be, in the manner and at such intervals and at such rates as may be decided by the Promoter or the Association, as the case may be, failing which the Promoter or the Association, as the case may be, shall be entitled to take such action as it may deem fit;

Further , it is clarified that the cost of such maintenance from the date of the Allottee taking over physical possession and/or from the Possession Date, (as mentioned in 7.2 above) whichever is earlier, is payable by the Allottee for the Apartment/ Row Bungalow proportionately as per the rates to be calculated on per square feet basis (of the carpet area of the Row Bungalow) and/or in the manner as provided in this agreement and/or as may be so decided by the Promoter and/or the association of allottee, as the case may be,

37.1.4. that the Allottee understands that the Row Bungalow and the land appertaining, shall be for the exclusive use and enjoyment of the Allottee mentioned herein and demarcated in Yellow colour in the Plan annexed hereto in ANNEXURE B. The Allottee covenants that it/he/she shall not interfere with the peaceful enjoyment and maintenance and/or claim any rights thereto or deprive the other allottees the exclusive use and enjoyment of such individual areas as mentioned herein.

- 37.1.5. That the Allottee covenants that it/he/she shall not have any rights to put up any construction in the above demarcated Row Bungalow and the land appertaining after the Row Bungalow has been handed over to the Allottee by the Promoter
- 37.1.6. That the Allottee covenants that it/he/she shall not put up any fencing surrounding Row Bungalow and the land appertaining thereto.
- 37.1.7. That the Allottee covenants that it/he/she agrees and states that she/he/it is aware that he/she/it shares the common wall(s) and the boundary wall with the occupant/ allottee of the adjacent Row Bungalow/ Plot and that he/she/it does not have any objection to the same. The allottee further agrees that he/she/it shall not damage or cause damage to the common wall (s) and/ or the boundary wall and the Allottee further covenants that in the event of any damage caused on the said common wall (s) and/ or the boundary wall by the Allottee the same shall be repaired by the Allottee at his/her own cost and expenses.
- 37.1.8. that the Common Charges and Expenses shall be proportionately divided amongst the Co-Buyers and/or Co-Occupiers of the Project, in such manner as may be decided by the Promoter or the Association, as the case be, from time to time in this regard;
- 37.1.9. that the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges, including but not limited to the Common Charges and Expenses as determined and thereafter billed by the Promoter or the Association, as the case maybe, and performance by the Allottee of all his/her/its obligations in respect of the terms and conditions specified by the Promoter or the Association, as the case maybe, from time to time;
- 37.1.10. that the Allottee shall bear and pay all the municipal taxes, land tax(Khazna), rates, levies, surcharge, deposits including security deposits, assessments, together with interest thereon and all other outgoings (hereinafter referred to as "Outgoings") related to the Row Bungalow on and from the Possession Date or Deemed date of Possession whichever is earlier. However, so long as the Row Bungalow is not separately assessed for municipal taxes,land tax(Khazna), rates, levies surcharges and other outgoings, the Allottee shall be liable to and will pay and/or reimburse his/her/its proportionate Outgoings attributable towards the Row Bungalow to the Promoter and/or the Association, as the case may be. Further, on and from the Possession Date or Deemed date of Possession, whichever is earlier, the Allottee shall be liable to pay proportionately all Outgoings for the Common Areas on the basis of bills to be raised by the Promoter or the Association, as the case may be, such bills being conclusive proof of the liability of the Allottee in respect thereof;
- 37.1.11. that the Allottee shall be liable and responsible at its own cost and expenses to apply for and obtain the mutation of the Row Bungalow in the records of the concerned authorities within a period of three (3) months and shall keep the Owner and the Promoter indemnified against any loss, claims and/or demand that may be incurred by or may arise against the Owner and/or the Promoter due to non-fulfilment and/or non-observance of this obligation by the Allottee;

- 37.1.12. that the Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter or the Association;
- 37.1.13. that the Allottee shall ensure that the Association shall grant to the Promoters, the Owner and the Co-buyers and/or Co-occupiers of the Project/Complex and all their successors-in-interest/title unfettered and perpetual easements over, under and above all Common Areas;
- 37.1.14. that the Allottee shall use the Row Bungalow or any part thereof or permit the same to be used only for residential purposes. Further, the Allottee shall use the garage or parking space allotted to them only for the purpose of keeping or parking vehicles;
- 37.1.15. that the Allottee agrees that the Promoter and/or the Association, shall have the right of unrestricted access to all Common Areas, garages/parking spaces and other areas of the Project, for providing necessary maintenance services and/or carrying out electrical, plumbing and other works either over-ground or under-ground, as may be required for the Project/Complex, and the Allottee agrees to permit the Promoter and/or the Association to enter into the Row 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.
- 37.1.16. that the Allottee hereby accepts not to alter, modify or in any manner change (1) the elevation and exterior colour scheme of the Row Bungalow; (2) design and/or the colour scheme of the windows, grills and the main door of the Row Bungalow; also the Allottee shall not change or caused to be changed the location designated for the outdoor units of AC other than specified locations.
- 37.1.17. that the Allottee hereby accepts not to alter, modify or in any manner change the structure or any civil construction in the Row Bungalow.
- 37.1.18. that the Allottee hereby also accepts not to sub-divide the Row Bungalow and the Common Areas, under any circumstances;
- 37.1.19. that the Allottee hereby also accepts not install any collapsible gate/grill outside the main door / entrance of the Row Bungalow and also not to install any grill/ collapsible gate on the balcony or verandah and/or terrace;
- 37.1.20. that the Allottee hereby also accepts not to change/alter/modify the name of the Project from that mentioned in this Agreement; and
- 37.1.21. that the Allottee hereby accepts, confirms and declares that the covenants of the Allottee as contained in this Agreement shall (A) run perpetually; and (B) bind the Allottee and his/its successors-in-title or interest and that the Allottee shall be responsible for any loss or damages arising out of breach of any of the conditions contained in this Agreement.

38. The flowing clauses are to be read in continuation to with Clause 9.3 above:

(iii) Any violation by the Allottee of the Covenants as mentioned in clause 37, herein above shall also be consider as events of default by the Allottee.

39. The flowing clauses are to be read in continuation to with Clause 10 above

Transfer/conveyance of Common Area Share And User Rights: At the time of Conveyance of the Row Bungalow to the Allottee, the Allottee has been categorically made aware by the Promoters that the extent of the Common Areas and/or the rights appurtenant thereto being conveyed/transferred to the Allottee is the Right to Use the same and is being transferred as per the law prevailing. In case at any time if the Said Proportionate Undivided Share of the Allottee in the Said Land and Common Areas is to be conveyed and transferred to the Association in compliance of the Act or the Rules or Regulations or any other law from time to time by the Promoter, then the Allottee agrees to co-operate with the Promoter without any demand or delay to have the Said Proportionate Undivided Share in the Said Land and Common Areas ,transferred to the Association by attending the execution and registration of the Deeds of Transfer / Sale made in favour of the Association if so required and further agrees to bear the proportionate cost of such transfer, as may be assessed by the Promoter or the Association or Registration Authority. In case the Allottee refuses to or delays in getting such transfer done within the time required by the Promoter or the Act or Rules or Regulations or any other laws applicable from time to time, then the Promoter shall as the constituted attorney of the Allottee be entitled to execute such Deeds of Transfer and present the same for registration before the appropriate authority / Registrar and to also do all such acts and deeds, as are consequent and/or incidental thereto. The Allottee further unconditionally confirms to bear the proportionate cost towards stamp duty and registration if so required at the time of such transfer. This obligation of the Allottee, as aforesaid, shall be an essential covenant to be unconditionally complied with by the Allottee and be deemed to be a covenant running with the land till it is complied with and/or be deemed to have been complied with by the Allottee.

40. INTERIM MAINTENANCE PERIOD

During the interim maintenance period between obtaining of the completion certificate of Project and formation and operationalization of the Association under the West Bengal Apartment Ownership Act,1972, the Promoter shall through itself or through the interim body so constituted being *Aura Residents Association* - run, operate, manage and maintain the Common Areas.

40.1.1.The Promoter shall endeavour that the interim body responsible for the maintenance and operation of the Common Areas will be required to provide manpower for maintaining the Common Areas, wherever required, and to collect maintenance charges and the user charges for the utilities being provided on “pay by use” basis, if

any.

- 40.1.2. 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 as provided in this Agreement. The cost of such maintenance shall be borne and paid by the Allottee proportionately for the Row Bungalow.
- 40.1.3. The maintenance and management of Common Areas by the interim body will primarily include but not limited to maintenance of water works, common electrical installations, DG Sets, landscaping, driveways, parking areas, lobbies, lifts and staircases, insurance, AMC's of Mechanical Car Parking, valet (if any) etc. It will also include safety and security of the Project/Complex such as fire detection and protection and management of general security control of the Project/Complex.
- 40.1.4. The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas shall during the interim maintenance period be framed by the Promoter with such restrictions as may be necessary for proper maintenance and all the allottees are bound to follow the same.
- 40.1.5 After the Common Areas of the Project are handed over to the Association, the Association may adopt the Rules and the Bye laws framed by the Promoter, with or without amendments, as may be deemed necessary by the Association.

41. FORMATION OF ASSOCIATION

- 41.1 The Promoter shall, in accordance with Applicable Laws, being the West Bengal Apartment Ownership Act, 1972, call upon the respective owners of the entire Project to form an association ("ASSOCIATION"), and it shall be incumbent upon the Allottee to join the Association as a member and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the same. The Allottee shall pay the necessary subscription and/or membership amounts, together with the proportionate costs and expenses for (i) formation of the Association, and (ii) transfer of the Common Areas to the Association, including but not limited to stamp duty and registration costs, if any. The Allottee hereby authorizes the Promoter to take all necessary steps in this connection on his/her/their/its behalf, and further the Allottee shall comply with and/or adhere to all the Applicable Laws and all the rules, regulations, guidelines, etc. formulated from time to time by the Association.
- 41.2 Each Row Bungalow in the Project shall represent one (1) share, irrespective of the number of persons owning such Row Bungalow. Further, in the event a Row Bungalow is owned by more than one person, then the person whose name first appears in the nomenclature of this Agreement as the Allottee shall only be entitled to become a member of the Association. In the event that the Allottee is a minor, the local

guardian of such minor shall become a member of the Association. A tenant or licensee of the Allottee shall not be entitled to become a member of the Association.

- 41.3 Upon formation of the Association, the Promoter shall handover the Common Areas, together with the relevant documents and plans pertaining thereto, to the Association within such time period and in such manner as prescribed under Applicable Laws (hereinafter referred to as the “Handover Date”). Save as provided herein, on and from the Handover Date, the Association shall, inter alia, become liable and responsible for the compliance, subsistence and renewal of all licenses, insurances, annual maintenance contracts and other contracts, guarantees, warranties, obligations etc., as may from time to time have been procured/ obtained/ entered into by the Promoter and the Association shall take the responsibility for proper safety and maintenance of the Project and of upkeep of all fixtures, equipment and machinery provided by the Promoter, and the Promoter shall immediately stand discharged of any liability and/or responsibility in respect thereof, and the Allottee and the Association shall keep each of the Owner and the Promoter fully safe, harmless and indemnified in respect thereof.
- 41.4 The Allottee agrees and undertakes to deposit a non-interest bearing security deposit (as specified in the Payment Plan) with the Promoter in the name of Aura Residents Association, which deposit shall be treated as Sinking Fund (“Sinking Fund”). The Allottee further agrees and acknowledges that such Sinking Fund shall be handed over to the Association by the Promoter, without any interest, after adjusting/deducting therefrom all amounts then remaining due and payable by the Allottee and the several Co-Buyers of the Project to the Promoter, together with interest thereon. Such amount(s), if any, thus transferred shall be held by the Association on behalf of and on account of the Allottee and the several Co-Buyers of the Project inter alia as a sinking fund. The Allottee undertakes to make good and pay to the Association all such amounts that may be deducted/adjusted as aforesaid by the Promoter as due and payable by the Allottee and/or to replenish any shortfalls caused on account of the Allottee. Further, it is hereby agreed that the Promoter shall not be held liable, in any manner whatsoever, for any shortfall in the Sinking Fund due to the above adjustments or otherwise after the handover of the Sinking Fund by the Promoter to the Association and the Allottee and the Association shall jointly and severally keep the Promoter indemnified for the same.
- 41.5 The Allottee acknowledges and agrees to allow the Promoter to adjust any receivables and/ or dues towards Common Charges and Expenses from the Sinking Fund before the same is handed over to the Association. The Allottee hereby agrees and undertakes to bear all taxes that may be levied on the Promoter on account of making such adjustments and/or on account of the Promoter transferring/handing over the Sinking Fund to the Association. On any such adjustments being made from the Sinking Fund, the Allottee hereby undertakes to make good the resultant shortfall in the Sinking Fund within 15 (fifteen) days of a demand made by the Association with respect thereto.

- 41.6 The Promoter and/or the Association, as the case may be, shall be entitled to invest the Sinking Fund in such securities and in such manner as the Promoter and/or Association, as the case may be, may think fit and apply the income for the purpose of repairs, maintenance, security and upkeep of the Project. Such payment towards the Sinking Fund shall not absolve the Allottee of its obligation to pay the applicable maintenance charges in terms of this Agreement.
- 41.7 The Allottee acknowledges that it/he/she shall be bound by the rules and regulations which may be framed in relation to maintenance and management of the Project and/or the Project by the Promoter or the Association, as the case may be, and in any event, by way of negative covenants, agrees not to act contrary to such rules and regulations which may be framed and/or be made applicable to all the Row Bungalow owners or occupiers of the Project.
- 41.8 The Allottee expressly agrees and acknowledges that it is obligatory on the part of the Allottee to regularly and punctually make payment of the proportionate share of the Common Charges and Expenses and further acknowledges that non-payment of the same is likely to affect the maintenance and rendition of the common services, thus affecting the right of the Co-Buyers and/or Co-Occupiers in the Project.
- 41.9 Further, the Allottee agrees and undertakes to pay all necessary deposits/charges to the Promoter or the Association, as the case may be, including the interest free security deposit(s) payable to the concerned statutory bodies/ authorities or other entities, each as may be determined by the Promoter or the Association, as the case may be, each within such timelines as may be prescribed by the Promoter or the Association, as the case may be.
- 41.10 Without prejudice to the rights available under this Agreement, in the event that any amount payable to the Promoter or the Association is not paid within 2 (two) months from the date of the notice in this regard, the Promoter or the Association, as the case may be, shall also be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.
- 41.11 It has been agreed by the parties that the Association(s) of all the Allottees of all the Phases in the Project as and when the Project is completed in its entirety shall own in common all common areas ,amenities and facilities of the Project together with all easement rights and appurtenances belonging thereto.
- 41.12 The Promoter has already set up a Community Hall for use of the Allottees in the

Project (the “COMMUNITY HALL”)in Phase I of the Project. The said Community Hall will form part of the Common Areas and will be handed over to the Association in due course. During the interim maintenance period, the Community Hall shall be managed by the Promoter either by itself or through its nominee and/or Aura Residents Association (interim maintenance body).

42. CLUB FACILITIES

- 42.1 The Allottee shall be entitled to the facilities of a club within the Project (“**Club**”) along with the Co-Buyers and/or Co-Occupiers of the Project. The operational costs/charges of the Club shall form part of the Common Charges and Expenses.
- 42.2 It is expressly made clear that the membership of the Allottee to the Club shall be transferred upon the Allottee transferring the Row Bungalow in favour of a third party. The Club membership can only be used by the Allottee and his /her immediate family members in accordance with the rules and regulations of the Club. Nothing contained in this Agreement shall be deemed to confer any right on a subsequent transferee, tenant, lessee or licensee of the Row Bungalow to be entitled to use the facilities of the Club on the basis of being in possession of the Row Bungalow alone.
- 42.3 The rights and obligations of the Allottee as a member of the Club and the detailed terms and conditions of membership and rules and regulations governing use of the Club facilities will be formulated by the Promoter or the Association, as the case may be, in due course and circulated to members before the Club is made operational. The Allottee agrees, undertakes and covenants to abide by such rules and regulations and make payment of all periodic subscriptions and other expenses relating thereto.
- 42.4 On failure of the Allottee to regularly pay the charges, subscription, etc. in respect of the Club, the Promoter or the Association, as the case may be, shall be entitled to restrict the Allottee’s entry to the Club and withdraw all the privileges of the Club to the Allottee, and the Allottee hereby gives his/her/its unfettered consent to the same.
- 42.5 If the Allottee bring guests to use the Club facilities, the Allottee will be required to pay guest charges in accordance with the rules and regulations of the Club.
- 42.6 The Allottee hereby agrees and acknowledges that some of the facilities at the Club shall be available to the members of the Club, subject to payment of the monthly subscription only, while other facilities will be available on "pay by use" basis over and above the monthly subscription or such other basis as may be decided by the Promoter/Association.
- 42.7 Detailed terms and conditions of the Club membership, different charges and rules and regulations governing the usage of the Club will be formulated in due course and circulated to all the members and the same will be binding on all the members (including additional members).

43. The following are to be in continuation to Clause 12 above:

The Promoter shall not be liable to rectify any defect occurring under the following circumstances:

- i) If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Allottee taking over possession of the Row Bungalow, the Promoter will not take any responsibility of waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
- ii) If there are changes, modifications or alteration in electrical lines and wirings after said possession unto the Allottee, the Promoter will not take any responsibility of any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- iii) If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not take responsibility of door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
- iv) If the Allottee after taking actual physical possession of the Row Bungalow, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the Row Bungalow by making any changes in the Row Bungalow, then any defect like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be entertained by the Promoter;
- v) Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of walls and RCC beams and columns. Any such cracks are normal in Row Bungalows and needs to be repaired from time to time. Any cracks developed for reasons other than as mentioned above the Promoter shall get it rectified at its own cost.
- vi) If the materials and fittings and fixtures provided by the Promoter are not being maintained by the Allottee or his / her agents in the manner in which same is required to be maintained.
- vii) Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and/or in the Row Bungalow going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof.
- viii) If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.

Notwithstanding anything hereinbefore contained it is hereby expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Row Bungalow, alters the state and

condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 12 hereinabove.

44. NOMINATION BY ALLOTTEE WITH CONSENT:

The Allottee admits and accepts that after the Lock in period and before the execution and registration of conveyance deed of the said Row Bungalow, the Allottee will be entitled to nominate, assign and/or transfer the Allottee's right, title, interest and obligations under this Agreement subject to the covenant by the nominee that the nominee will strictly adhere to the terms of this Agreement and subject also to the following conditions:

(a) **Allottee to Make Due Payments:**

The Allottee shall make payment of all dues, including any interest for delay, to the Promoter in terms of this Agreement, up to the time of nomination.

(b) **Lock-in Period:**

The Allottee cannot nominate in favour of any third party before the expiry of a period of 12 (Twelve) months from the date of this Agreement.

(c) **Prior Written Permission and Tripartite Agreement:**

In respect of any nomination, the Allottee shall obtain prior permission of the Promoter and the Allottee and the nominee shall be bound to enter into a tripartite agreement with the Promoter and the Allottee.

(d) **Nomination Fees:**

The Allottee shall pay a sum calculated @ 2% of the Bungalow Price, or the Nomination Price whichever is higher, plus applicable taxes, as and by way of nomination fees to the Promoter. It is clarified that inclusion of a new joint allottee or change of a joint allottee shall be treated as a nomination. However nomination fees shall not be payable in case of nomination in favour of parents, spouse or children of the Allottee. Any additional income tax liability that may become payable by the Promoter due to nomination by the Allottee because of higher market valuation as per the registration authorities on the date of nomination and/or the extra registration fees to be paid to the registration authorities due to nomination, shall be compensated by the Allottee paying to the Promoter agreed compensation equivalent to the income tax payable on such difference at the highest applicable tax rate at the prevailing time or the estimated extra registration fees. Such amount shall be payable by the Allottee

on or before nomination. The Allottee admits and accepts that he shall not be entitled to nominate or assign his rights under this Agreement save in the manner indicated above.

THE FIRST SCHEDULE ABOVE REFERRED TO
(TOTAL LAND)

PART I

Land measuring an area 451.653 decimals equivalent to 273 (two hundred and seventy three) cottahs 4 (four) chittacks, more or less, comprised in R.S. dag Nos. 1097/1228, 1229, 1100, 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898(P) under L.R. Khatian Nos. 4382 to 4421, 4424 to 4428, 4506 and 4542 in Mouza - Mankundu, J.L. - No.9, Police Station - Bhadreswar, being Municipal Premises No. 183/1, Khan Road, within Ward No. 1 (Formerly Known as 20) of Bhadreswar Municipality, Additional District Sub-Registration Office, Chandannagore, District - Hooghly, West Bengal, the said land butted and bounded are as follows:-

ON THE NORTH: By Municipal Road known as Khan Road and gifted land for Road in R.S. Dag Nos. 1097/1228(P) corresponding to L.R. Dag No. 898(P) & R.S. Dag No. 1103 corresponding to L.R. Dag No. 900(P)

ON THE SOUTH: By Land belonging to R.S. dag No. 1225 corresponding to L.R. Dag No. 943.

ON THE EAST: By land belonging to R.S. Dag Nos. 1100(P), 1101(P), 1228(P). Corresponding to L.R. dag No. 898(P) & R.S. Dag No. 1227 corresponding to L.R. dag No. 947 & R.S. Dag No. 1136 corresponding to L.R. Dag No. 946 & R.S. Dag No. 1137 corresponding to L.R. Dag No. 945 & R.S. Dag No. 1138 corresponding to L.R. Dag No. 944

ON THE WEST: By land belonging to R.S. Dag Nos. 1134 corresponding to L.R. Dag No. 942 & R.S. Dag No. 1135 corresponding to L.R. Dag No. 941, & R.S. Dag No. 1097 corresponding to L.R. Dag No. 899.

PART II
(PHASE III)

Land measuring an area 137 Cottahas 7 Chittacks 36 sq.ft. equivalent to 227.252 decimals, more or less, comprised in R.S. dag Nos. 1097/1228, 1229, 1100, 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898(P) under L.R. Khatian Nos. 4382 to 4421, 4424 to 4428, 4506 and 4542 in Mouza - Mankundu, J.L. No. 9, Police Station - Bhadreswar, being Municipal Premises No. 183/1, Khan Road, within Ward No. 1 (Formerly known as 20) of Bhadreswar Municipality, Additional District Sub-Registration Office at Chandannagore, District – Hooghly.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Devolution of Title)

1. **Ownership of Owner No. 1.1:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3364 to 3381, being Deed No. 01455 for the year 2013, Jubilant First Trust Healthcare Limited sold to Overgrow Vyapaar Private Limited, the Owner No. 1.1 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
2. **Ownership of Owner No. 1.2:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3382 to 3399, being Deed No. 01456 for the year 2013, Jubilant First Trust Healthcare Limited sold to Jagvandana Commercial Private Limited, the Owner No. 1.2 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
3. **Ownership of Owner No. 1.3:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3400 to 3417, being Deed No. 01457 for the year 2013, Jubilant First Trust Healthcare Limited sold to Exulting City Developers Private Limited, the Owner No. 1.3 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
4. **Ownership of Owner No. 1.4:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3418 to 3435, being Deed No. 01458 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivbhakti Tradelink Private Limited, the Owner No. 1.4 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
5. **Ownership of Owner No. 1.5:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3436 to 3453, being Deed No. 01459 for the year 2013, Jubilant First Trust Healthcare Limited sold to Royalpet Infrastructure Private Limited, the Owner No. 1.5 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
6. **Ownership of Owner No. 1.6:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3454 to 3471, being Deed No. 01460 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnsathi Merchants Private Limited, the Owner No. 1.6 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

7. **Ownership of Owner No. 1.7:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3472 to 3489, being Deed No. 01461 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnmahal Sales Private Limited, the Owner No. 1.7 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
8. **Ownership of Owner No. 1.8:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3490 to 3507, being Deed No. 01462 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivaasha Dealer Private Limited, the Owner No. 1.8 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
9. **Ownership of Owner No. 1.9:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3508 to 3525, being Deed No. 01463 for the year 2013, Jubilant First Trust Healthcare Limited sold to Unlimited Developers Private Limited, the Owner No. 1.9 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
10. **Ownership of Owner No. 1.10:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3526 to 3543, being Deed No. 01464 for the year 2013, Jubilant First Trust Healthcare Limited sold to Laxmidhan Advisors Private Limited, the Owner No. 1.10 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
11. **Ownership of Owner No. 1.11:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3544 to 3561, being Deed No. 01465 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanprayog Tradecom Private Limited, the Owner No. 1.11 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
12. **Ownership of Owner No. 1.12:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3562 to 3579, being Deed No. 01466 for the year 2013, Jubilant First Trust Healthcare Limited sold to Fane City Developers Private Limited, the Owner No. 1.12 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
13. **Ownership of Owner No. 1.13:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3580 to 3597, being Deed No. 01467 for the year 2013, Jubilant First Trust Healthcare Limited sold to Liable Constructions Private

Limited, the Owner No. 1.13 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

14. **Ownership of Owner No. 1.14:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3598 to 3615, being Deed No. 01468 for the year 2013, Jubilant First Trust Healthcare Limited sold to Campaign Constructions Private Limited, the Owner No. 1.14 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
15. **Ownership of Owner No. 1.15:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3652 to 3669, being Deed No. 01471 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Suppliers Private Limited, the Owner No. 1.15 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
16. **Ownership of Owner No. 1.16:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3634 to 3651, being Deed No. 01470 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durable Real Estate Private Limited, the Owner No. 1.16 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
17. **Ownership of Owner No 1.17 ;** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3616 to 3633, being Deed No. 01469 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Barter Private Limited, the Owner No. 1.17 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
18. **Ownership of Owner No. 1.18:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3670 to 3687, being Deed No. 01472 for the year 2013, Jubilant First Trust Healthcare Limited sold to SwetangTradelink Private Limited, the Owner No. 1.18 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
19. **Ownership of Owner No. 1.19:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3688 to 3705, being Deed No. 01473 for the year 2013, Jubilant First Trust Healthcare Limited sold to Choiceforce Plot Managers Private Limited, the Owner No. 1.19 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

20. **Ownership of Owner No. 1.20:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3706 to 3723, being Deed No. 01474 for the year 2013, Jubilant First Trust Healthcare Limited sold to Endurance City Projects Private Limited, the Owner No. 1.20 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
21. **Ownership of Owner No. 1.21:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3724 to 3741, being Deed No. 01475 for the year 2013, Jubilant First Trust Healthcare Limited sold to LaxmidhanTradecom Private Limited, the Owner No. 1.21 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
22. **Ownership of Owner No. 1.22:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3742 to 3759, being Deed No. 01476 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Developers Private Limited, the Owner No.. 1.22 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
23. **Ownership of Owner No. 1.23:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3760 to 3777, being Deed No. 01477 for the year 2013, Jubilant First Trust Healthcare Limited sold to Goodshine Advisors Private Limited, the Owner No. 1.23 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
24. **Ownership of Owner No. 1.24:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3778 to 3795, being Deed No. 01478 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanprayog Agencies Private Limited, the Owner No. 1.24 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
25. **Ownership of Owner No. 1.25:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3796 to 3813, being Deed No. 01479 for the year 2013, Jubilant First Trust Healthcare Limited sold to Gajrup Commodeal Private Limited, the Owner No. 1.25 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
26. **Ownership of Owner No. 1.26:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3814 to 3831, being Deed No. 01480 for the year 2013, Jubilant First Trust Healthcare Limited sold to Geranium Tradelink Private

Limited, the Owner No. 1.26 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

27. **Ownership of Owner No. 1.27:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3832 to 3849, being Deed No. 01481 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Distributors Private Limited, the Owner No. 1.27 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
28. **Ownership of Owner No. 1.28:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3850 to 3867, being Deed No. 01482 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durvish Shoppers Private Limited, the Owner No. 1.28 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
29. **Ownership of Owner No. 1.29:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3886 to 3903, being Deed No. 01484 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanaasha Agencies Private Limited, the Owner No. 1.29 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
30. **Ownership of Owner No. 1.30:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3938 to 3955, being Deed No. 01487 for the year 2013, Jubilant First Trust Healthcare Limited sold to LinkroseVanijya Private Limited, the Owner No. 1.30 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
31. **Ownership of Owner No. 1.31:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3971 to 3988, being Deed No. 01489 for the year 2013, Jubilant First Trust Healthcare Limited sold to Zinnia Infrastructure Private Limited, the Owner No. 1.31 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
32. **Ownership of Owner No. 1.32:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4038 to 4055, being Deed No. 01490 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Infrastructure Private Limited, the Owner No. 1.32 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
33. **Ownership of Owner No. 1.33:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4056 to 4073, being Deed No. 01491 for the

year 2013, Jubilant First Trust Healthcare Limited sold to Kalashdhan Plot Managers Private Limited, the Owner No. 1.33 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

34. **Ownership of Owner No. 1.34:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4074 to 4091, being Deed No. 01492 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Advisors Private Limited, the Owner No. 1.34 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
35. **Ownership of Owner No. 1.35:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4092 to 4109, being Deed No. 01493 for the year 2013, Jubilant First Trust Healthcare Limited sold to Beautitude Housing Developers Private Limited, the Owner No. 1.35 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
36. **Ownership of Owner No. 1.36:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4110 to 4127, being Deed No. 01494 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivangan Distributors Private Limited, the Owner No. 1.36 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
37. **Ownership of Owner No. 1.37:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4128 to 4145, being Deed No. 01495 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Retails Private Limited, the Owner No. 1.37 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
38. **Ownership of Owner No. 1.38:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4146 to 4163, being Deed No. 01496 for the year 2013, Jubilant First Trust Healthcare Limited sold to Riddhiman Shoppers Private Limited, the Owner No. 1.38 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
39. **Ownership of Owner No. 1.39:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4164 to 4181, being Deed No. 01497 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Sales Private Limited, the Owner No. 1.39 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
40. **Ownership of Owner No. 1.40:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly

in Book No. I, CD Volume No.5, Pages from 4182 to 4199, being Deed No. 01498 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Mercantile Private Limited, the Owner No. 1.40 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

41. **Ownership of Owner No. 1.41:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4200 to 4217, being Deed No. 01500 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Merchandise Private Limited, the Owner No. 1.41 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
42. **Ownership of Owner No. 1.42:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4218 to 4235, being Deed No. 01502 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swetang Commerce Private Limited, the Owner No. 1.42 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
43. **Ownership of Owner No. 1.43:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4236 to 4253, being Deed No. 01504 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Commodeal Private Limited, the Owner No. 1.43 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
44. **Ownership of Owner No. 1.44:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4254 to 4271, being Deed No. 01505 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dayaswarup Commodeal Private Limited, the Owner No. 1.44 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
45. **Ownership of Owner No. 1.45:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4272 to 4289, being Deed No. 01506 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Commercial Private Limited, the Owner No. 1.45 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
46. **Ownership of Owner No. 1.46:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4290 to 4307, being Deed No. 01507 for the year 2013, Jubilant First Trust Healthcare Limited sold to PGE Infosolution Private Limited, the Owner No. 1.46 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

47. **Ownership of Owner No. 1.47:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4308 to 4325, being Deed No. 01508 for the year 2013, Jubilant First Trust Healthcare Limited sold to Vamadev Agencies Private Limited, the Owner No. 1.47 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
48. **The above 47 numbers Companies became the joint owners of the land area 279 Cottahas 8 Chittacks 7 Sq.ft.** Out of the said land the Owners Gifted 6 Cottahas 4 Chittacks 9 sq.ft. i.e. 10.35 decimals, vide Deed No. 816 for the year 2015, which was registered in the Office of the Additional Registrar of Assurances – III, Kolkata, therein recorded in Book No. 1, CD Volume No. 3, pages from 259 to 276. The Owners are now absolutely owner of land area 273 (two hundred and seventy three) cottah 4 (four) chittack, more or less, which is particularly described in the Part I of the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERIED TO

(PART – I)
Common Area

RIGHT TO USE ALL THAT the common areas, facilities, amenities and/or the portions of the Project, earmarked/meant by the Promoter for beneficial common use and enjoyment of the Purchaser/other occupants of the Project and which are not earmarked/reserved for any specific person(s) or specific purpose(s) by the Promoter which are as follows.

AURA PHASE I & PHASE II

- Entire Land of the Project other than the Land utilized for Plots sold to the Allottees of Aura Villa
- Community hall with Open terrace
- Guest rooms
- Club
 - Indoor Game rooms
 - Reading zone
 - Seating lounge
 - Kids play area
 - Mini Theatre
 - Multipurpose Room
 - Gymnasium
 - Swimming pool with deck
 - Swimming pool changing area with steam room & toilets
 - Provision for Cafeteria
- Lifts
- Common staircases
- Commercial staircases and lifts will be shared with the residential area
- All floor Common Lobbies and Corridors

- Ground Floor entrance lobbies and corridors
- Ground Floor Common toilets
- Aerial walking trail at roof level
- Roof areas
- Common terraces
- Fire refuge platforms
- All services shafts and ducts
- All underground tanks & Pits
- Pump room
- Sewerage treatment plant
- Open to sky DG space
- Internal Driveway
- All other areas for common services & facilities like meter room, security room, pool plant room etc.

AURA PHASE III

- Central Green Space
- Internal Driveway, Pathways
- Outdoor Kids play Area
- Senior's Park
- Yoga / Meditation Lawn
- Fitness Park
- Outdoor Badminton court
- Celebration Plaza
- Landscaped Gardens
- Sit-outs & Planters
- All underground Pits & Tanks
- Electrical Meter space
- All other areas for common services & facilities.
- All equipment, machineries & pipe line installation for common use.

(PART – II)

(Specifications, Amenities and Facilities)

Specifications

Structure

RCC Framed structure with Fly Ash brick/ AAC block

Flooring

All Bedrooms, Living & Dining Hall, First floor lobby – Vitrified Tiles
Kitchen, Toilets - Antiskid Ceramic Tiles

Balcony – Antiskid Vitrified/ ceramic Tiles
Staircases – Vitrified Tiles/ Stone
Roof terrace – Solar reflective tiles
Ultimate Roof – Concrete Finish

Wall Finish

Inner Walls – POP/ Putty finish
Outer Walls – Weather shield exterior grade paint

Windows

Aluminium openable/ sliding glazed windows

Doors

Seasoned hardwood door frame
Flush doors with cylindrical lock
Decorative Main door with night latch of reputed make

Toilets

CP Fittings of Jaquar/ Ess Ess or Equivalent make
Sanitary Fittings of Cera/ Hindware or Equivalent make
Electrical points for geyser & exhaust fan
Plumbing Provision for Hot & Cold water line
Wall dado of ceramic tiles up to seven feet height.

Kitchen

Granite Counter Top with Stainless Steel Sink
Wall dado of Ceramic Tiles up to two feet height above counter top
Electrical points for refrigerator, water filter, microwave, chimney/ Exhaust.

Electrical

TV Power points in all bedrooms & living /dining
One number AC power point for each Bedroom and Living/ Dining Hall.
Washing machine point
Adequate electrical points in all bedrooms, living /dining, kitchen and toilets.
Modular switches of reputed make
Intercom Facility in Living / Dining Hall

DG Back Up

2 KVA for 3 BHK, 4BHK units

Amenities and Facilities

- Outdoor Kids play Area
- Senior's Park
- Yoga / Meditation Lawn
- Fitness Park
- Outdoor Badminton court
- Celebration Plaza
- Landscaped Gardens
- Sit-outs & Planters

Campus Common Facilities

- 24 X 7 CCTV Surveillance at Campus entry & exit
- DG back-up for common area lighting
- Portable water supply from Water Treatment Plant
- External Fire Hydrant system

Along with other amenities and facilities of Phase- I & II as follows:-

- Community hall with open terrace
- Guest rooms
- Aerial walking trail
- Club
 - Indoor Games room
 - Reading lounge
 - Kids play area
 - Mini theatre
 - Multipurpose room
 - Gymnasium
 - Swimming pool with deck
 - Changing area with steam room
- Security kiosk at Gates with CCTV surveillance
- Generator back-up for common area lighting
- Water treatment plant
- Sewerage treatment plant

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Row Bungalow)

ALL THAT Row Bungalow No. _____ comprised of __ bedroom hall kitchen (___BHK) having –

Row Bungalow No._-	Carpet area	Built up area
Ground floor		
First Floor		
First Floor Balcony		
Second Floor		
Second Floor Balcony		
Open Terrace (if any)		
TOTAL (Constructed Area)		

PLOT AREA	Square feet	Cottahs

and or together with pro rata share of right to use the Common Areas(including External wall thickness etc.) of the entire Project,

THE FIFTH SCHEDULE ABOVE REFERRED TO

(PART – I)

Total Price of Rs. _____/- (Rupees _____) only including GST along with other charges as mentioned 1.2 for the Row Bungalow to be paid by the Allottee to the Promoter in the manner as mentioned in Part – II below:

(PART – II)

(Payment Plan)

PAYMENT SCHEDULE A13:F25		Amount (Rs)	GST (Rs)
Booking Amount (on day of application)	10% of unit cost + GST		
On Agreement (Within 30 days of application)	10% of the unit Cost +GST		
On Completion of Ground Floor Slab Casting	20% of Unit Cost + GST		
On Completion of Ultimate Floor Roof Casting	20% of Unit Cost + GST		

On Completion of Internal Walls of the said building	20% of Unit Cost + GST		
On Completion of unit	10% of Unit Cost +GST		
On offer of Possession	10% of Unit Cost +GST		
	Maintenance Charges + GST		
	Sinking Fund		
Total			

THE SIXTH SCHEDULE ABOVE REFERRED TO

TERMS, CONDITIONS, COVENANTS, STIPULATIONS, OBLIGATIONS AND RESTRICTIONS TO BE OBSERVED BY THE ALLOTTEE AND/OR OCCUPIERS OF THE ROW BUNGALOW

The terms, conditions, stipulations, obligations and restrictions that the Allottee and all persons into whosoever's hands the Row Bungalow may come, are bound to adhere to and observe, include but are not limited to, the following:

1. That the Allottee shall co-operate with the other Co-Buyers and Co-Occupiers of the Project, the Promoter and/or the Association, as the case may be, in the management and maintenance of the Row Bungalow, Building and the Project and shall abide by the directions and decisions of the Promoter and/or the Association, as the case may be, as may be made from time to time in the best interest of the Row Bungalow, Building and/or the Project;
2. That the Allottee shall abide by and observe at all times the regulations framed by the Promoter and/or the Association, as the case may be, from time to time for peaceful use and enjoyment and maintenance and management of the said Row Bungalow and/or the Project and shall also abide by the Applicable Laws;
3. That the Allottee shall pay to the Promoter or the Association, as the case may be, damages and/or compensation for damage or destruction to any common fixtures and fittings, utilities and/or equipment of the Row Bungalows and/or the Project, that has been caused by the negligence and/or wilful act of the Allottee and/or any occupier of the Row Bungalow and/or family members, guests or servants of the Allottee or such other occupiers of the Row Bungalow;
4. That the Allottee shall, after taking possession, be solely responsible to maintain the Row Bungalow at his own cost, in good repair and condition and shall not do or cause to be done

anything in or the Row Bungalow, or the staircases, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any Applicable Laws or change or alter or make additions to the Row Bungalow and shall keep the Row Bungalow, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belongings 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 Row Bungalow is not in any way damaged or jeopardized;

5. That the Allottee shall carry out at his own cost all internal repairs to the said Row Bungalow and maintain the Row Bungalow in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or the Row Bungalow which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
6. That the Allottee shall not change the colour scheme of the outer walls or painting of the exterior side of the windows, balconies or carry out any change in the exterior elevation or design;
7. That the Allottee shall not store in the Row Bungalow any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of common walls of the Row Bungalow or store such goods which are objected to by the concerned local or other authority and shall take care while carrying heavy packages, which may damage or likely to damage the staircases, common passages or any other structure of the Row Bungalow, including entrances of the Phase and in case any damage is caused to the Row Bungalow on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for making good the said damages;
8. That the Allottee shall also not remove any wall, including the outer and load bearing wall of the Row Bungalow;
9. That the Allottee shall not demolish or cause to be demolished the Row Bungalow or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Row Bungalow or any part thereof, nor make any alteration in the elevation of the Row Bungalow and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Row Bungalow without the prior written permission of the Promoter and/or the Association;
10. That the Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Said Land and the Row Bungalow or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
11. That the Allottee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Row Bungalow in the compound or any portion of the Said Land and the Row Bungalow, other than in the area earmarked for the such purpose;

12. That the Allottee shall pay to the Promoter or the Association, as the case may be, within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government for giving supply of water, electricity or any other service connection to the Row Bungalow;
13. That the Allottee shall sign and execute such papers and documents, and do all such acts, deeds, and things as may be necessary from time to time for safeguarding the mutual interests of the Promoter and other Co-Buyers and/or Co-Occupiers of the Project;
14. That the Allottee shall carry out any repair or interior or any other works in the Row Bungalow only between reasonable hours on working days so as not to cause any annoyance, nuisance and/or disturbance to the other Co-Buyers and/or Co-Occupiers of the Project;
15. That the Allottee shall draw the electric lines/wires, television cables, broadband data cables and telephone cables to the Row Bungalow only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other Co-Buyers and/or Co-Occupiers of the Project. The main electric meter shall be installed only at the common meter space in the Phase or Project, as the case may be. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Project, the Said Land and outside walls of the tower(s) save and except in the manner indicated by the Promoter or the Association, as the case may be;
16. That if the Allottee lets out or sells the Row Bungalow, the Allottee shall immediately notify the Promoter or the Association, as the case may be, of the tenant's/transferee's details, including address, email-id and telephone number;
17. That the Allottee shall not close or permit the closing of verandahs, exclusive terrace, if any or lounges or balconies or lobbies and common parts or portions;
18. That the Allottee shall not do or permit to be done any new window, doorways, path, passage, drain or other encroachment or easement to be made in the Row Bungalow;
19. That the Allottee shall not install grills, the design of which has not been suggested and/or approved by the Promoter or the Association or in any other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Row Bungalow;
20. That the Allottee shall not build, erect or put upon the Common Areas any item of any nature whatsoever;
21. That the Allottee shall not obstruct and/or block any pathways, driveways, passages, side-walks, lobbies and/or common areas of the Phase or the Project in any manner;
22. That the Allottee shall not use the Row Bungalow or permit the same to be used for any purpose save and except exclusively for residential purpose and use or permit the same to be

used for any purpose which may cause or is likely to cause nuisance or annoyance or cause damage or inconvenience to any Co-Buyers and/or Co-Occupiers of the Project;

23. That the Allottee shall not use the Row Bungalow for any illegal or immoral purpose or for any commercial or industrial activities whatsoever;
24. That the Allottee shall not make or permit any disturbing noises in the Row Bungalow by the Allottee himself, his family, his invitees or servants, or do or permit anything to be done by such persons that will interfere with the rights, comforts and convenience of the other Co-Buyers and/or Co-Occupiers of the Project;
25. That the Allottee shall not keep in the garage, if any, anything other than cars or two-wheeler or use the said garage or parking space for any purpose other than parking of cars or two wheelers or raise any kucha or pacca construction, grided wall/enclosures thereon or any part thereof or permit any person to stay/dwell or store article therein;
26. That the Allottee shall not park or allow its vehicle to be parked in the pathway or open spaces in the Project or any part or portion thereof, save and except the parking space allotted to the Allottee or any other place specifically demarcated for the parking of the vehicles of visitors of Co-Buyers and Co-Occupiers of the Project;
27. That the Allottee shall not shift or alter the position of either the kitchen or the toilets which would affect the drainage system of the Row Bungalow in any manner whatsoever;
28. That the Allottee shall not misuse or permit to be misused the water supply to the Row Bungalow;
29. That the Allottee shall not use the name/mark of the Promoter in any form or manner, in any medium (real or virtual), for any purpose or reason, save and except for the purpose of address of the Row Bungalow and if the Allottee does so, the Allottee shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark of the Promoter;
30. That the Allottee shall not carry on or cause to be carried on any obnoxious or injurious activity in or through the Row Bungalow, the garage or parking space, if any, and the Common Areas;
31. That the Allottee shall not keep any heavy articles or things that are likely to damage the floors or install and operate any machine or equipment save usual home appliances;
32. That the Allottee shall not install or keep or run any generator in the Row Bungalow and the garage, if any;
33. That the Allottee shall not smoke in public places inside the Project which is strictly prohibited and the Allottee and his/her/its guests are expected not to throw empty cigarette

- cartons, cigarette butts and matchboxes in the open and dispose them off in the pre-positioned dustbins after ensuring that the fire is fully smothered/extinguished;
34. That the Allottee shall not pluck flowers or stems from the gardens or plants;
 35. That the Allottee shall not throw or allow to be thrown litter on the grass planted within the Project;
 36. That the Allottee shall not trespass or allow to be trespassed over lawns and green plants within the Project;
 37. That the Allottee agrees and acknowledges that the Promoter and the Association shall be entitled to put up any neon sign, hoardings and other display materials on any part or portion of the Common Areas;
 38. That the Allottee shall not put any clothes in or upon the windows, balconies and other portions which may be exposed in a manner or be visible to outsiders;
 39. That the Allottee shall remain fully responsible for any domestic help or drivers, maids employed by the Allottee and any pets kept by the Allottee;
 40. That the Allottee shall not refuse or neglect to carry out any work directed to be executed in the Row Bungalow after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
 41. That the Allottee is entering into this Agreement with the full knowledge of all laws, rules, regulations, notifications applicable to the Project and that the Allottee shall comply with and carry out, from time to time after the Allottee has taken over the occupation and use the said Row Bungalow, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the Row Bungalow at his/ her/its own cost; and
 42. That the Allottee shall not generally do any such things that may disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings of the Row Bungalow and the Project.
 43. That the Allottee agrees that the Swimming Pool within the Project will be a facility for enjoyment of the owners of residential Row Bungalows including the Allottee and will be used as per the Rules and Regulations framed from time to time. The use of the swimming pool may be, if so decided, be subject to payment of usage charges as so applicable.
 44. The Allottee agrees that the Promoter shall, provide connectivity of cable, telecom/ high speed broadband/ other similar telecom and IT facilities to the Project and/or may enter into agreement /contract (on such terms and conditions and for such period as the Promoter shall decide) with various service providers of its choice for providing these services and/or for the purpose for putting up installations to provide such services in certain specified spaces (both open or covered or both) earmarked/ demarcated by the Promoter within the Project

and which would be declared to be common facilities by the Promoter. These contracts/ agreements, if any, entered into by the Promoter shall be continued for the period of validity of these contracts/agreements by the Association, who will take over the maintenance and management of Common Areas and thereafter, it may be renewed on terms and conditions as may be decided by the Association.

45. The Row Bungalow has been provided with ledge for outdoor unit of split air conditioning system and also the route to take refrigerant piping, which the Allottee shall have to strictly follow while installing AC units.
46. That the Allottee shall not install any window air-conditioning units anywhere in the said Row Bungalow and not to change the manner of installation of air-conditioners in the bedrooms (if any) and in such areas where air-conditioners are not installed by the Promoter to install air-conditioners only in designated areas as approved by Promoter.
47. That the Allottee shall Repair, clean and maintain water, light, power, sewage, telephone, air conditioners, sanitary installations, doors, windows, glass panes and other fittings and fixtures inside the Row Bungalow, at the cost of the Allottee.
48. That the Allottee shall ensure that the domestic help/service providers visiting the said Row Bungalow use only the common toilets and while so using, keep the common toilets clean and dry.
49. Not to obstruct the Promoter/ Association (upon formation) in their acts relating to the common areas, amenities and facilities and not obstruct the Promoter in constructing on other portions of the Phase and/or the Project and selling or granting rights to any person on any part of the said Phase and/or the Project.

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

Authorized Signatory
As the Constituted Attorney of the Owners and for Developer

[Allottee]

Witnesses:

Signature _____ Signature _____

Name _____ Name _____

Father's Name _____ Father's Name _____

Address _____ Address _____

MEMO OF CONSIDERATION

Received Rupees _____/- (**Rupees _____ Only**) towards part of Total Price for the sale of the Row Bungalow as per the terms of this Agreement.

Sl. No	Date	Cheque No	Drawn on	Amount
1				

Developer