

**AGREEMENT FOR SALE**

This Agreement for Sale ("**AGREEMENT**") executed on this --- day of -----, 20---

**BY AND BETWEEN**

**WEST BENGAL HOUSING BOARD**, (PAN AAJW0019K) a Statutory Body Corporate constituted under the West Bengal Housing Board Act, 1972 (Act XXXII of 1972), having its office at 105, S. N. Banerjee Road, Kolkata-700014 (represented by its Constituted Attorney, **BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED**, a Joint Sector Company incorporated under the Companies Act, 1956 and having its Registered Office at "Vishwakarma", 86C, Topsia Road (South), Kolkata-700046 (**BAHDL**) through its Authorized Signatory, Mr. \_\_\_\_\_, son of \_\_\_\_\_) **Aadhar No.** \_\_\_\_\_) and authorized vide board resolution dated \_\_\_\_\_ hereinafter referred to as the "**OWNER**" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees):

**AND**

**S.E. BUILDERS & REALTORS LIMITED**, (CIN No.U70109WB2011PLC171075), a company incorporated under the provisions of the Companies Act, 1956 and an existing Company under the Companies Act, 2013, having its Registered Office at "Vishwakama", 86C, Topsia Road (South), Kolkata-700046, (PAN \_\_\_\_\_), represented by its Authorized Signatory, **Mr.** \_\_\_\_\_, s/o \_\_\_\_\_ (**Aadhar No.** \_\_\_\_\_) duly authorized vide Board Resolution dated \_\_\_\_\_, hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees).

**AND**

[ALLOTTEE IF COMPANY]

\_\_\_\_\_, (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 -----, (PAN \_\_\_\_\_), represented by its Authorized Signatory, \_\_\_\_\_, (**Aadhar 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 successors-in-interest, executors, administrators and permitted assignees).

[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 \_\_\_\_\_ (**Aadhar 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 its successors-in-interest, executors, administrators and permitted assignees including those of the respective partners).

[OR]

**[If the Allottee is an Individual]**

**MR / MS.** \_\_\_\_\_, (**Aadhar No.** \_\_\_\_\_), son / daughter of \_\_\_\_\_ aged about \_\_\_\_\_, residing at \_\_\_\_\_ (**PAN:** \_\_\_\_\_), hereinafter called the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

**[If the Allottee is a HUF]**

**MR.** \_\_\_\_\_, (**Aadhar No.** \_\_\_\_\_), son of \_\_\_\_\_, aged about \_\_\_\_\_, for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business/residence at \_\_\_\_\_, (**PAN:** \_\_\_\_\_), hereinafter referred to as the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, representatives, executors, administrators, successors-in-interest and permitted assignees as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

The Owner, the Promoter and the 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 Bengal Act XLI of 2017);
- (b) “Rules” means the West Bengal Housing Industry Regulation Rules, 2018 made 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. a. The Owner is the absolute and lawful owner of the land measuring 20.184 acres of land, be the same a little more or less in Mouza Barakhola, J.L. No. 21 within P.S. Purba Jadavpur (formerly Tollygunge) Sub-Registry Office Sealdah, in the District of South 24 Paraganas being the Premises No.405 Barakhola, Mukundapur in the records of Kolkata Municipal

Corporation (the “**SAID LAND**”) and comprised in R.S. Plot Nos and Khatian Nos. as follows:

<b>R.S. Khatian</b>	<b>R.S. Plot No.</b>	<b>Area (Acre)</b>
156 164	135 (P)	5.759
156 164	136 (P)	5.233
165 157	137 (F)	0.16
148	126/165 (P)	5.164
156 164	124/167 (P)	1.421
156 164	127/169 (P)	1.145
147	128/170 (F)	0.40
148	129/171 (P)	0.902
		<b>20.184</b>

The Owner purchased the Said Land by virtue of 5 nos. of Sale Deeds all dated 19-08-2008 and all registered with the Additional District Sub-Registrar, Sealdah for the Year 2008:

- (i) Book No.I, CD Volume No.43, Page from pages 230 to 237, being Deed No. 833 executed by Sohanlal Manpuria in favour of West Bengal Housing Board;
  - (ii) Book No.I, CD Volume No.43, Page from 238 to 247, being Deed No. 834, executed by Narendra Manpuria s/o Sohanlal Manpuria in favour of West Bengal Housing Board;
  - (iii) Book No.I, CD Volume No.43, Page from 248 to 259, being Deed No. 835 executed by Rita Adhikari, w/o Sri Samarjit Adhikari in favour of West Bengal Housing Board;
  - (iv) Book No.I, CD Volume No.43, Page from 260 to 272, being Deed No. 836, executed by Ashish Ghosh, s/o late Indu Bhusan Ghosh in favour of West Bengal Housing Board;
  - (v) Book No.I, CD Volume No.43, Page from 273 to 284, being Deed No. 837 executed by Mr. Debashis Ghosh, s/o late Indu Bhusan Ghosh in favour of West Bengal Housing Board;
- b. (i) The Owner entered into a Development Agreement dated 31st December, 2009 (hereinafter referred to as the “**FIRST AGREEMENT**”) with BAHDL for developing and constructing a Building Complex on the Said Land, for the consideration and subject to the terms and conditions contained therein;
- (ii) By an Agreement dated 30th January, 2012 (hereafter called the “**SECOND AGREEMENT**”) BAHDL assigned and transferred its rights and entitlements under the First Agreement to the Promoter for the consideration and subject to the terms and conditions contained therein. The First Agreement and the Second Agreement shall

hereinafter collectively be referred to as the “**AGREEMENTS**”, wherever applicable;

- (iii) The Promoter is developing a Building Complex, namely “Utalika-The Condoville” (hereinafter referred to as the “**COMPLEX**”).
- c. The Complex has three distinct and earmarked zones, i.e. Efficiency Comfort Zone, Luxury Zone and Future Development Zone.

The Complex is being developed in 6 (Six) phases spread across the aforesaid zones and each of such phase will be treated as a separate project to be registered under the provisions of the Act.

- (i) The “**EFFICIENCY COMFORT ZONE**” comprises of 1 (one) residential Tower of LIG & MIG Apartments known as LIG-MIG Phase and will be treated as a separate project for the purpose of Act,
  - (ii) The “**LUXURY ZONE**” comprises of 4 (four) Residential Towers of luxury apartments being developed in 4 phases and will be treated as 4 different projects for the purpose of the Act, which are described as under;
    - (a) Tower A (Prathama), i.e. ‘**Luxury Phase-I**’
    - (b) Tower E (Dwitiya), i.e. ‘**Luxury Phase-II**’
    - (c) Tower B (Chaturthi), i.e. ‘**Luxury Phase-III**’
    - (d) Tower D (Tritiya), i.e. ‘**Luxury Phase-IV**’
  - (iii) The “**FUTURE DEVELOPMENT ZONE**” may consist of a partly residential and partly commercial Tower(s) (hereinafter referred to as the “**FUTURE DEVELOPMENT**”) fitted with one or more of the facilities such as, residential apartments, retail, offices, hotel, serviced apartments, club, banquets, restaurants, lounge bar, sporting and/or leisure facilities, guest houses, time share units, spa and fitness center and entertainment facilities etc. as may be permitted under the law (s). The Future Development will be treated as a separate Phase for the purpose this Act. It is however, clarified that Promoter may further divide Future Development into different phases and may register is each of them as a separate project under the Act.
  - (iv) It is strictly agreed by the Allottee with the Promoter that the allottees of the luxury residential portion, in case developed in the Future Development, shall have complete and unhindered access to the Common Areas of the Luxury Zone and shall be entitled to enjoy all the common facilities of the Luxury Zone. However, the allottees of luxury portion of the Future Development may have certain exclusive facilities in the Future Development to be used by them to the exclusion of the allottees of Luxury Zone.
- B. The Building Plans of the Complex have been sanctioned strictly on the basis of the portion of Said Land which is in joint and actual possession of the Promoter and the Owner (“**COMPLEX LAND**”). This Agreement For Sale is in

respect of **Luxury Phase-IV** of the Complex (hereinafter referred to as the "**PROJECT**").

- C. The Owner and the Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner regarding the Complex Land on a portion of which the Project is being constructed have been completed;
- D. The Kolkata Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated 13-06-2014 bearing No.2014120101;
- E. The Owner through the Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment or building, as the case may be, from Kolkata Municipal Corporation. The Owner & the Promoter agree and undertake that it shall not make any changes to these layout plans of the Project except in strict compliance with Section 14 of the Act and other laws as applicable;
- F. The Promoter has registered the Project as a separate Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at \_\_\_\_\_ on \_\_\_\_\_ under Registration No. \_\_\_\_\_;
- G. The Allottee had applied for an apartment in the Project vide Application No. \_\_\_\_\_ dated \_\_\_\_\_ and has been allotted Apartment No. \_\_\_\_\_ having Carpet Area of \_\_\_\_\_ Square Feet, Type \_\_\_\_\_, on \_\_\_\_\_ Floor in Tower No. \_\_\_\_\_ named \_\_\_\_\_ (hereinafter referred to as the "**BUILDING**"), along with Covered Car Parking Space No. \_\_\_\_\_ admeasuring \_\_\_\_\_ Square Feet in the \_\_\_\_\_ (location) as permissible under the applicable law together with pro rata undivided, impartible and variable share in the common areas of the Project as well as those of the Luxury Zone (hereinafter referred to as the "**COMMON AREAS**") as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the "**APARTMENT**" more particularly described in **Schedule A** and the floor plan of the Apartment is annexed hereto and marked as **Schedule B**);
- H. The Allottee hereby agrees with the Promoter that the Common Areas and common facilities in the "Efficiency Comfort Zone" shall be used exclusively by the Allottees in that Zone, and the Common Areas and common facilities in the Luxury Zone shall be exclusively used by the allottees of the Luxury Zone and also by the allottees of the Luxury portion of the Future Development;
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. The Promoter has segregated the infrastructures required for the Luxury Zone (including the Luxury portion of the Future Development) and the Efficiency- Comfort Zone to the extent possible so that the maintenance and management issues pertaining to Common Areas and common facilities of the Luxury Zone and Luxury portion of the Future Development and the Efficiency Comfort Zone can be handled independently;

- K. The Allottees of the Apartments in the Project shall own in common with other allottees of the Project, the Common Areas of the Project and also the land on which the Project is situated together with all easements, rights and appurtenances belonging thereto (hereinafter referred to as the “**PROJECT COMMON PORTIONS**”) together with undivided, impartible and variable pro rata share in the common areas of the Luxury Zone in common with the allottees of the Luxury Zone and Luxury Portion of the Future Development. The Project Common Portions shall be exclusively used by the Allottees of that Project only;
- L. In accordance with provisions of the West Bengal Apartment Ownership Act,1972 certain common areas and facilities may be kept as reserved for use of certain apartments or remain allotted to any apartment to the exclusion of other apartments and shall hereinafter be referred to as the “**LIMITED COMMON AREAS AND FACILITIES**”;
- M. The Limited Common Areas and Facilities in respect of the Project shall, interalia, include the covered car parking spaces, terrace(s), open spaces/lawn/private garden on the terrace(s) situated and/or designated for the Project within the Luxury Zone of the Complex;
- N. The Allottee has been allotted for his exclusive use “[Car parking/terrace/open spaces/lawn/private garden]\_\_\_\_\_”, which is shown in **PINK** shade on the drawing annexed hereto and marked as **Annexure “\_\_\_”**;
- O. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- P. 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;
- Q. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Owner and the Promoter hereby agree to sell, in the manner mentioned below, and the Allottee hereby agrees to purchase the Apartment and the covered parking space as specified in Para I.

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

1. **TERMS:**

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Owner agrees to sell to the Allottee, the Promoter hereby confirms such sale, and the Allottee hereby agrees to purchase, the Apartment as specified in Para I;

1.2 The Total Price for the Apartment based on the Carpet Area is Rs.\_\_\_\_\_ (Rupees\_\_\_\_\_ only (“**Total Price**”). The break up is given in **Annexure** “\_\_\_” hereto:

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment to the Allottee and the common areas and the facilities Project to the Association of Allottees or the Competent Authority, as the case may be, after obtaining the Completion Certificate or Partial Completion Certificate, as the case may be:

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 Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the allottee;

- (iii) The Promoter shall periodically intimate 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 in **Schedule-C**. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes recovery of price of land, construction of not only the Apartment but also the Common Areas , internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment 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 Apartment 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, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the Project by the Authority, as per the Act, 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 **Schedule-‘C’** (hereinafter referred to as the **“PAYMENT PLAN”**).
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ \_\_\_% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanction plans, layout plans, and specifications and the nature of fixtures, fittings and amenities described herein at **Schedule-‘D’** and **Schedule-‘E’** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Apartment 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 alterations as per the provisions of the Act.
- 1.7 The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the Project is complete and the Completion Certificate or Partial Completion Certificate, as the case may be, is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. The Total Price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area then the Promoter shall refund the excess money paid by the Allottee within 45 (forty-five) days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Alottee. If there is any increase in the Carpet Area, which is not more than 3 (three) percent of the carpet area of the apartment, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule-C**. 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 the Promoter agrees and acknowledges that the Allottee shall have the right to the Apartment as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Apartment;
  - (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall handover the common areas to the association of Allottees of the Luxury Zone after duly obtaining the Completion Certificate or Partial Completion Certificate, as the case may be, from the Competent Authority as provided in the Act;
  - (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of not only the Apartment but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment 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 Apartment and the Luxury Zone of the Project;
  - (iv) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Apartment, as the case may be, subject to adherence of safety norms of the Promoter.
- 1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with \_\_\_\_\_ Garage/Covered Car Parking No. shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is a part of the Luxury Zone of the Complex. The Project is an independent, self-contained Project covering a portion of the Complex Land on which the Complex is being developed 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 Luxury Zone's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Luxury Zone and the Luxury portion of the Future Development, in the manner set-out in Paragraph **J** of the Agreement.
- 1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other

liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from all Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, the Promoter agrees to be liable, even after the transfer of the Apartment, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

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

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

## **2. MODE OF PAYMENT:**

Subject to the terms of this Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan described in **Schedule-C** through A/c Payee cheque/demand draft or online payment (as applicable) in favour of **“SEBRL UTALIKA PHASE 4 COLLECTION ACCOUNT” payable at KOLKATA.**

## **3. COMPLIANCE OF LAWS 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 and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement, any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter and the Owner accept no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the

Promoter and the Owner 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 and the Owner shall not be responsible towards any third party making payment/remittances on behalf of the Allottee and such third party shall not have any right in the application/allotment of the Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

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

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

**5. TIME IS ESSENCE:**

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 Apartment to the Allottee and the Common Areas to the Association of the allottees or the competent authority, as the case may be.

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

The Allottee has seen the proposed lay out plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities **[annexed along with this Agreement]** which has been approved by the Competent Authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to 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 Kolkata Municipal Corporation and shall not have an option to make any variation/alteration/modification in the plans of Project, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

**7. POSSESSION OF THE APARTMENT:**

7.1 **Schedule for possession of the Apartment:** The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee and the Common Areas to the Association of allottees of the Luxury Zone and Luxury portion of the Future Development on its formation or to the Competent Authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common

areas of the Project with all specifications, amenities and facilities of the Project (except certain facilities of Club which will be available upon completion of all the Towers/ Phases of the Luxury Zone) in place on **30.09.2023**, unless there is delay or failure due to war, flood, draught, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**FORCE MAJEURE**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment.

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 become impossible for the Promoter to implement the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from allotment within 45 (forty-five) 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 he/she shall not have rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its liabilities under this Agreement.

- 7.2 **Procedure for taking possession:** The Promoter, upon obtaining the Completion Certificate or Partial Completion Certificate, as the case may be, from the Competent Authority shall offer in writing the possession of the Apartment to the Allottee in terms of this Agreement, to be taken within 2 (two) months from the date of issue of Completion Certificate or Partial Completion Certificate, as the case may be. The Conveyance Deed in favour of the Allottee shall be executed and registered by the Promoter in favour of the Allottee within 3 (three) months from the date of issue of the Completion Certificate or Partial Completion Certificate, as the case may be, and the Promoter and the Allottee shall render full co-operation with each other to carry out the execution and registration of the Conveyance Deed. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agrees(s) to pay the maintenance charges as determined by the Promoter /Association of the Allottees, as the case may be, after the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be, for the Project. The Promoter shall handover copy of Completion Certificate or Partial Completion Certificate, as the case may be, of the Apartment, to the Allottee at the time of execution and registration of the Conveyance Deed of the same.
- 7.3 **Failure of Allottee to take possession of Apartment:** Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter

shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable as specified in para 7.2.

7.4 **Possession by the Allottee:** After obtaining the Completion Certificate or partial completion certificate, as the case may be, and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the Association of the allottees or to the Competent Authority, as the case may be, as per the applicable laws.

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

Provided that where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 (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 portion 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 Apartment (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 Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 45 (forty-five) days of it becoming due.

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

**8. REPRESENTATIONS AND WARRANTIES OF THE OWNER & THE PROMOTER:**

The Owner & the Promoter hereby represent and warrant to the Allottee as follows:

- (i) The Owner has absolute, clear and marketable title with respect to the Said Land; the Promoter has requisite rights to carry out development upon the Complex Land and absolute, actual physical and legal possession of the Complex Land for developing the Project ;
- (ii) The Owner & the Promoter have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the Complex Land or the Project, except mortgage and hypothecation created for the development of Project;
- (iv) There are no litigations pending before any Court of law with respect to the Complex Land, Project or the Apartment save and except the following:
  - a) T.S. No.79 of 2016 (Sailen Sanfui & Ors. Vs. West Bengal Housing Board & Ors.) pending before the Court of the Ld. 5<sup>th</sup> Civil Judge (Senior Division) at Alipore, South 24-Parganas and
  - b) T.S. No.441of 2009 (West Bengal Government Employees (F&S) Co-operative Housing Society Limited & Ors. Vs. State of West Bengal & Ors.) pending before the Court of the Ld. 5<sup>th</sup> Civil Judge (Senior Division) at Alipore, South 24-Parganas and C.O. No.741 of 2011 (West Bengal Housing Board Vs. West Bengal Government Employees (F&S) Co-operative Housing Society Limited & Ors.) pending before the Hon'ble High Court at Calcutta arising out of T.S. No.441 of 2009;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Complex Land and the Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Owner & the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, the Complex Land, the Tower and the Apartment and the Common Areas ;
- (vi) The Promoter and the Owner have the right to enter into this Agreement and have 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) Other than the First Agreement & the Second Agreement referred to herein above, the Owner and the Promoter have 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 Complex Land, including the Project and the Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

- (viii) The Owner & the Promoter confirm that the Owner & the Promoter are not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Conveyance Deed, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the Common Areas to the Association of the Allottees;
- (x) The Complex 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 Complex Land;
- (xi) The Owner & the Promoter have duly paid and shall continue to pay and discharge all government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authority till the Completion Certificate or Partial Completion Certificate, as the case may be, has been issued and possession of Apartment along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association of allottees or the Competent Authority, as the case may be. To enable the Promoter to pay the dues mentioned above, the Allottee hereby undertakes to discharge his legal obligation to pay such dues to the Promoter under section 19(6) of the Act.
- (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 Owner & the Promoter in respect of the Complex Land and/or the Project.

## **9. EVENTS 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 Apartment 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 Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities (except the Club facilities, which will be complete on completion of all the Phases of the Luxury Zone of the Complex), as agreed to between the parties, and for which Completion Certificate or Partial 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 its registration under the provisions of the Act or the rules or regulations made thereunder.

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 Allottee shall have the option of terminating this Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any heads whatsoever towards the purchase of the Apartment, along with interest at the rate prescribed in the Rules within 45 (forty-five) days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within 45 (forty-five days) of it becoming due.

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

- (i) In case the Allottee fails to make payments for two consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount as the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond **2 (two)** consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and applicable statutory taxes, if any, this Agreement shall thereupon stand terminated. Provided that the Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

## **10. CONVEYANCE OF THE APARTMENT:**

On receipt of the complete amount of the Price of the Apartment from the Allottee, the Owner shall execute a conveyance deed along with the Promoter as the Confirming Party and convey the title of the Apartment together

with proportionate, indivisible share in the Common Areas within 3 (three) months from the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be. However, in case the Allottee fails to deposit the stamp duty and registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the Conveyance Deed in his/her favour till payment the stamp duty and registration charges to the Promoter is made by the Allottee.

**11. MAINTENANCE OF THE TOWER/BUILDING/APARTMENT/PROJECT:**

The Promoter shall be responsible to provide and maintain essential services of the Luxury Zone and Luxury portion of the Future Development in the Complex till the taking over of the maintenance of the Luxury Zone and Luxury portion of the Future Development of the Complex by the Association of the Allottees upon the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be, of the Luxury Zone and Luxury portion of the Future Development of the Complex.

The cost of such maintenance, which has been included in the Total Price of the Apartment is based on the Consumer Price Index (**CPI**) published by Central Statistics Office (**CSO**) (Ministry of Statistics and Programme Implementation) as on \_\_\_\_\_, 20\_\_ assuming that the Association(s) shall be formed and maintenance and management of the Common Areas & common facilities will be taken over by the allottees within a period of 2 (two years) from the date of the Completion Certificate or Partial Completion Certificate, as the case may be of the last Tower of the Luxury Zone and Luxury portion of the Future Development. In case the formation of the Association is delayed beyond the two year period, the Promoter shall provide and maintain the essential services in the Project till the Association is formed and the Luxury Zone and Luxury Portion of the Future Development of the Complex is handed over to the Association and the Allottees shall pay to the Promoter, the charges for such maintenance as fixed by the Promoter, on the basis of then prevailing CPI as mentioned above or may hand it over to the Competent Authority.

**11.1 COMMON AREAS AND FACILITIES:**

- A. The Common Areas and Facilities of the Luxury Zone and Luxury portion of the Future Development shall be handed over to the Association upon formation of such association by the owners of the Luxury Zone and Luxury portion of the Future Development (the "**ASSOCIATION**").
- B. The Owners of the Luxury portion of the Future Development shall join the Association of the Luxury Zone as members. The Owners of the Commercial Apartments/units, if any, of the Future Development may at their discretion form a separate Association for themselves or join the Association of the Luxury Zone, as members.
- C. The Allottees are required to complete the formalities of becoming members of Association and also to comply with the Rules and Bye-laws of the Association.

- D. The Promoter shall at an appropriate time within a maximum period of 2 years from the Date of Completion Certificate or Partial Completion Certificate, as the case may be, of the all the Phases of Luxury Zone and Luxury portion of Future Development shall notify the scheme of formation of the Association to the allottees in accordance with the West Bengal Apartment Ownership Act so as to enable them to constitute/form such Association.
- E. The Allottee shall execute the necessary Declaration in Form-A, for submission of the Luxury Zone and Luxury portion of the Future Development to the provisions of the Apartment Ownership Act to enable the formation of the Association, either by himself, or through a Power of Attorney holder, when called upon by to do so by Promoter, after receiving the Completion Certificate or Partial Completion Certificate, as the case may be.
- F. **Interim Maintenance Period:** During the interim maintenance period ( i.e. the period prior to formation of the Association of Allottes and handing over of maintenance of Common Areas and Facilities of the Luxury Zone), the Promoter shall have two separate committees to run, operate, manage and maintain (i) the Club and (ii) the Common Areas & Facilities:
- (i) The Promoter shall endeavour that the committee responsible for running the Club shall consist of persons having suitable hospitality background. The duties of this committee will include the maintenance and operation of all the facilities identified as the Club facilities. This committee will be required to provide manpower for running the facilities, wherever required, and to collect monthly subscription, guest charges and the user charges for the utilities being provided on “pay by use” basis. This committee will also be responsible for engagement of residents in activities of the Club and organizing events and celebrations etc. from time to time.
- (ii) The Promoter shall endeavour that the committee responsible for managing and maintaining the Common Areas and Facilities of the Luxury Zone and the Luxury portion of the Future Development shall consist of persons/ agency/body having idea /know how/suitable requisite experience for the general upkeep and maintenance of the Common Areas & Facilities of the Luxury Zone and the Luxury portion of the Future Development. The maintenance and management of common areas and facilities will primarily include but not limited to maintenance of water works, STP, common Electrical installations, DG Sets, Solar Panels, Landscaping, Driveways, Parking areas, Lobbies, and Lifts & staircases etc. It will also include safety and security of the Luxury Zone and Luxury portion of the

Future Development such as fire detection and protection and management of general security control of the Luxury Zone and Luxury portion of the Future Development.

G. The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas and Facilities of the Luxury Zone and Luxury portion of the Future Development, including that of the Club shall during the Interim Maintenance Period, be framed by the Promoter with such restrictions as may be necessary for proper maintenance and such rules/bye-laws shall always be framed subject to the following restrictions:

(i) **Air Conditioning:** The Apartments have been designed for Variable Refrigerant Flow (VRF) system of air conditioning; with suitable provision for keeping outdoor units of the AC system and also the route to take refrigerant piping, which the Allottee shall have to strictly follow while installing their AC units.

No puncturing of window/ wall to install A.C units will be permitted.

(ii) **Balconies/Terrace:**

(a) The Apartment has \_\_\_\_\_ balconies. Drying of clothes etc. shall be permitted only in the utility balcony (Service Area) to maintain the aesthetics of the Tower/Building and to provide equal enjoyment to all the allottees. Drying of clothes or hanging etc. will not be permitted in any manner in which it would be visible from the open areas of the Luxury Zone and Luxury portion of the Future Development.

(b) The balconies in the Apartments will always remain to be balcony and no glazing/grill/cover will be permitted in the balconies so as to enclose the space or to disturb the aesthetics of the Project/Luxury Zone/Luxury portion of the Future Development. No interference to the elevation/ façade of the Project will be permitted. The design intent of the architects will be required to be maintained by the allottees.

(iii) **The Pond:** The pond situated within the Luxury Zone (shown as POND-“X” in the **Plan-“A”** annexed hereto) shall be developed by the Promoter in the manner as approved by the concerned authority (ies) as a facility for enjoyment of the Allottees of residential apartments in the Luxury Zone as also those of the Luxury portion of Future Development.

During the Interim Maintenance Period, the maintenance and management of the Pond and the facilities thereat shall be done in the manner as shall be suitably devised by the Promoter.

**H. The CLUB and its maintenance:**

The Promoter proposes to set up a club for use of the allottees in the Luxury Zone and the Luxury portion of the Future Development (hereinafter referred to as the "**CLUB**"). The Club will form part of the Common Areas and Facilities of the Luxury Zone and the Luxury portion of the Future Development and will be handed over to the Association in due course.

During the interim maintenance period, the Club shall be managed by the Promoter either by itself or through its nominee.

All the Allottees of the residential apartments of the Luxury Zone and the Luxury portion of the Future Development will be a member of the Club. Charges payable by the Allottee for becoming a member of the Club has been included in the Total Price.

The allottees may also request for Additional Membership \* for occupant(s) in their Apartment(s), which may be permitted by the Promoter, subject to confirmation from the Allottees and on payment of the Additional Membership charge as given below:

Description	Amount (Rs.)	Payment Plan
Additional Membership Charge (One-time, Non-refundable)		On Allotment of Additional Membership

- *Additional Membership shall mean, the membership allotted to a family member, other than spouse and dependent children of the allottees.*
- *The tenant/lessee/licensee of the allottees may use the Club facilities on written confirmation of the allottee as their tenant/lessee/licensee and on payment of monthly subscription only.*

The allottees and the Additional Member(s) of the Club may use the Club facilities subject to payment of the monthly subscription as given below:

Description	Amount (Rs.)	Payment Schedule

Monthly Subscription  (Per Membership)		From the date of commencement of Club operations
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- *This amount is at today's costs and subject to revision from time to time.*

One membership of the Club will entitle the individual, spouse and dependent children to use Club facilities.

Allottees under the category of a Body Corporate or a Partnership firm or a HUF or any other Association of Persons will be required to nominate the occupier of their allotted Apartments as the member of the Club.

If the members bring guests to use the Club facilities, they will be required to pay guest charges and this will be governed by the rules and regulations of the Club.

Some of the facilities at the Club shall be available to the members, 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.

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).

The Allottee understands and accepts that all the facilities of the Club may not get ready/operational for use at the time the possession of the Apartment is handed over to the Allottee. However, if at that time some of the Club facilities are made operational, then, and in that event, the Allottee as a member of the Club, shall be entitled to use all those facilities which have been made operational and shall pay 50% of the Monthly Subscription till such time that all the Club facilities are made operational and available to the Allottee.

In case the Apartment is transferred by the Allottee, the membership of the Club will automatically stand transferred to the transferee of the Apartment and the transferor and any Additional Member(s), approved/confirmed user by the said transferor will automatically cease to be member/Additional Member(s)/user of the Club.

- I. After the Common Areas and Facilities of the Luxury Zone 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.

- J. **INSURANCE:** In accordance with Section 16 of the Act, the Promoter shall obtain all such insurances as may be notified by the Government of West Bengal, subject to availability, and shall pay the premium and charges in respect of such insurances till the Common Areas & Facilities of the Luxury Zone and the Luxury portion of the Future Development of the Complex are handed over to the Association or to the Competent Authority, as the case may be. The Allottee hereby agrees to contribute (proportionately on the basis of the carpet area of his Apartment) towards the premium and charges payable for a period of 2 years from the date of receipt of Completion Certificate/ Partial Completion Certificate, as the case may be, of the Project for such insurance and the cost of such contribution has been included in the Total Price.
- K. **TELECOM CONNECTIVITY:** The Promoter shall, provide connectivity of various telecom/ high speed broadband/ other similar telecom and IT facilities to the Luxury Zone 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 Luxury Zone 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 & Facilities of the Luxury Zone and thereafter, it may be renewed on terms and conditions as may be decided by the Association.
- L. **CAR WASH FACILITY:** Provision has been made for car wash facility in the Luxury Zone. The facility may be used by the Allottee on “pay by use” basis. The facility may be outsourced by the Promoter to some external agency/vendor as per mutually agreed terms. The initial agreement and/or terms and conditions for running the car wash facility shall be entered into between the Promoter and the agency/vendor. After formation of Association of Luxury Zone and the Luxury portion of Future Development, the terms & condition of running the facility will be in the manner as may be decided by the Association and the agency/vendor. In case, however, the Association is formed before expiry of the initial agreement, the Association shall honour the initial terms & conditions till the expiry of the agreement.
- M. **RETICULATED GAS SUPPLY:** Provision has been made for reticulated gas supply in the Luxury Zone. The facility may be used by the Allottee on “pay by use” basis. The Allottee will be required to pay an amount for making this provision of this facility, which will be a part of the Total Price of the Apartment as mentioned in Annexure- “\_\_\_” hereto. The facility may be

outsourced by the Promoter to some external agency/vendor. The initial agreement and/or terms and conditions for running the facility shall be entered into between the Promoter and the agency/vendor. After formation of Association of Luxury Zone and the Luxury portion of Future Development, the terms & condition of running the facility will be in the manner as may be decided by the Association and the agency/vendor. In case, however, the Association is formed before expiry of the initial agreement, the Association shall honour the initial terms & conditions till the expiry of the agreement.

N. **DOCUMENTATION CHARGES:** The Allottee will be required to pay to the Promoter, the charges for documentation equivalent to \_\_\_% of the price of the Apartment and the price of exclusive right to use the Car Parking space(s). The Documentation Charges will be part of the Total Price as mentioned in the Annexure-“\_\_\_” hereto.

O. **MAINTENANCE & OTHER SECURITY DEPOSITS:**

(i) The Allottee, on or before possession, shall deposit and amount equivalent to 2 year's maintenance charges (the “**MAINTENANCE SECURITY DEPOSIT**”) which amount will be a part of the Total Price of the Apartment as mentioned in Annexure- “\_\_\_” hereto. The Promoter reserves the right to utilize this deposit to adjust any recoverable dues from the Allottee. The deposit after adjustment/ recovery of dues will be transferred/ handed over by the Promoter (without interest) to the Association at the time of handing over the maintenance and management of the Luxury Zone.

(ii) **ELECTRICITY SUPPLY/DG BACK-UP:**

In case CESC/any other electricity supply agency decides not to provide individual meters to the allottees and make provision for a High Tension supply or Bulk supply, the Promoter shall provide sub-meters to the allottees upon payment by them of the proportionate Security Deposit payable to CESC/ any other electricity supply agency for such connection. The exact amount payable will be intimated to the allottees at appropriate time before possession. This Security Deposit would be subject to revision and replenishment as may be so decided by CESC/ any other electricity supply agency from time to time and the allottees shall, at all times, be liable to proportionately pay such revision/replenishment to CESC/ any other electricity supply agency, as per the norms of CESC/ any other electricity supply agency. In such a case the Allottee may be required to enter into a separate agreement with the Promoter for supply of electricity through sub meters.

(iii) **DIESEL GENERATOR POWER BACKUP:**

Provision has been made for the installation of Diesel Generator (“**DG**”) for power backup to run the basic facilities at the Luxury Zone.

In addition to that, DG back up facility is also being made available for every apartment. The allocated DG load and charges which will be payable by the Allottee on or before possession of their Apartment is included in the Total Price.

In case the Allottee requires additional DG power load in their Apartment, they should indicate their requirement in the Application Form. The extra DG power load shall be allotted upon availability and in multiples of KW@Rs. \_\_\_\_\_/- per KW.

The Allottees will be required to pay DG usage charges on the basis of a suitable mechanism as shall be devised by the Promoter /the Association, as the case may be.

(iv) **MAINTENANCE CORPUS/SINKING FUND:**

The Total Price includes an amount of Rs.\_\_\_\_/- for creation of Maintenance Corpus/ Sinking Fund towards creation of a maintenance corpus / sinking fund for major repairs, renovation and/or reconstruction of the Common Areas and Facilities of the Luxury Zone and Luxury portion of the Future Development and/or for similar other eventualities. The maintenance corpus/sinking fund shall be held, invested and applied by the Promoter as a trustee of the allottees of the Luxury Zone and Luxury portion of the Future Development without requiring the express consent or approval of the allottees. This maintenance corpus/sinking fund together with accruals thereon (net of Income Tax) will be handed over to the Association at the time of handing over maintenance and management of the common areas and facilities of the Luxury Zone and Luxury portion of the Future Development, subject to adjustment/recovery of any expenses incurred by the Promoter on account of major repairs, renovation and/or reconstruction of any of the Common Areas and Facilities.

P. **DEFAULT IN PAYMENTS OF USAGE CHARGES OF COMMON FACILITIES DURING THE MAINTENANCE PERIOD:**

Failure to pay Maintenance Charges, Electricity Charges, DG usage Charges, and Membership Subscription of the Club within due dates may result in withdrawal/ restrictions/ disconnections/discontinuation of the respective common services to the Allottee and will make the Allottee liable to pay interest at 2% per month on the outstanding dues for the

period of the delay, calculated from the due date till the date of actual payment.

**Q. CAFÉTERIA:**

The Promoter shall construct and set up a cafeteria on the 3<sup>rd</sup> Floor (Podium) level (the “**CAFÉ**”) of Project which Café will be owned, run, managed and maintained by the Promoter, either by itself or through an Operator at its sole and absolute discretion. This CAFÉ will be owned absolutely by the Promoter or its successors/ assigns and never be considered as a common area. The maintenance charges, proportionate to the Carpet Area of the Café will be paid by the Promoter to the Association, on its formation

**12. DEFECT LIABILITY:**

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

Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.

Notwithstanding anything herein 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 Apartment, 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.

**13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:**

The Promoter/maintenance agency/association of Allottees shall have rights of unrestricted access of all Common Areas and Facilities, covered parking spaces for providing necessary maintenance services and the Allottee agrees to permit the Association of Allottees and/or maintenance agency to enter into the Apartment 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 Areas:** The service areas, as located within the Project , shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of allottees formed by the allottees for rendering maintenance services.

**15. COMPLIANCE WITH RESPECT TO THE APARTMENT:**

15.1 Subject to para 13 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building/Tower, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make addition to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building/Tower is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign board / name plate, neon light, publicity material or advertisement material etc. on the face / façade of the Project or anywhere on the exterior of the Project therein or Project Common Areas. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Project/Building/Tower. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

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 the 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 the Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

**17. ADDITIONAL CONSTRUCTIONS:**

The Owner & the Promoter undertake that it has no right to make additions or to put up additional structures(s) anywhere in the Project of the Complex after the building plan, layout plan, sanction plan and specifications,

amenities and facilities has been approved by the competent authority and disclosed, except as provided in the Act.

18. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

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

19. **APARTMENT OWNERSHIP ACT:**

The Promoter has assured the allottees that the Project in its entirety is in accordance with the applicable local laws in the State of West Bengal. The Promoter has constructed the Project showing compliance of various laws/regulations as applicable in the state of West Bengal.

20. **BINDING EFFECT:**

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

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 Apartment.

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

**24. WAIVER NOT A 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 [Schedule-C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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

**25. SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and the Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm 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 Luxury Zone and Luxury Portion of the Future Development of the Complex, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Luxury Zone and Luxury Portion of the Future Development of the Complex.

**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 completed only upon its execution by the Owner & the Promoter through their authorised signatories 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 Owner & the Promoter simultaneously with the execution the said Agreement shall be registered at the office of the concerned Sub-Registrar. 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 Owner & the Promoter by Registered Post at their respective addresses specified below:

(A) \_\_\_\_\_[name of the Allottee],  
\_\_\_\_\_[address of Allottee]  
\_\_\_\_\_[email of Allottee]

(B) S. E. Builders & Realtors Ltd.  
4B,Ground Floor, Ecospace Buisness Park,  
New Town, Action Area-II, Kolkata- 700160  
E-mail: \_\_\_\_\_

It shall be 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 Apartment, prior to the execution and registration of this Agreement For Sale for such Apartment 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 thereunder including other applicable laws of India for the time being in force.

**33. DISPUTE RESOLUTION:**

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

*[The additional terms and conditions hereinafter agreed are not in derogation of or inconsistent with the terms and conditions set out above or the Act and Rules and Regulations made thereunder.]*

**34A. TAXES:**

- (i) All prices, rates, fees and charges etc. mentioned in this Agreement are exclusive of any applicable taxes, cess, duties, levies etc. (both present and future) imposed by any appropriate authority (ies) which shall be payable separately by the Allottee.
- (ii) Under the Income-tax Act and/or the rules framed thereunder, in case the consideration/price/premium of any Apartment is more than Rs.50 lakhs, then, and in such event, the Allottee of such Apartment shall be required to deduct tax from the payment to be made to the Promoter at the applicable rates as prescribed in the Act and/or the rules and shall also be required to deposit the tax so deducted with such authority and in such manner as may be so prescribed and the Allottee will also be under obligation to give the Promoter the certificate for the amount of tax so deducted and deposited by the Allottee in such form and in such manner and containing such particulars as may be prescribed under the Income-tax Act and/or the rules framed thereunder.

**34B. ASSIGNMENT OF AGREEMENT TO SALE:**

The allottee may assign this agreement any time before the registration of the Deed of Conveyance, subject to the following conditions;

- i) The profile of the assignee is accepted by the Promoter;
- ii) A assignment fee equivalent to \_\_% (\_\_\_percent) of the Total Price together with applicable taxes if any payable, has been paid to the Promoter;
- iii) All amounts agreed to be payable by the allottee(s) intending to assign the agreement to sale has already been paid to the Promoter.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)

1. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please affix  
Photographs & sign  
across the  
photograph

2. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please affix  
Photographs & sign  
across the  
photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

1. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please affix  
Photographs & sign  
across the  
photograph

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of:

WITNESSES:

1. Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

2. Signature \_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

**SCHEDULE 'A'**

**ALL THAT** Apart No. \_\_\_\_\_ having Carpet Area of \_\_\_\_\_ Sqft., Type\_\_\_\_, on \_\_\_\_\_ floor, in Tower \_\_\_\_\_, named \_\_\_\_\_ along with Covered Car Parking No. \_\_\_\_, measuring \_\_\_\_\_ sq.ft in the \_\_\_\_\_ (location) as permissible under the applicable law, together with pro rata undivided, indivisible and variable share in the common areas of the Project as well as those of the Luxury Zone and butted and bounded as follows:

East:

West:

North:

South:

**SCHEDULE 'B'**

[FLOOR PLAN OF THE APARTMENT]

**ALL THAT Apartment No.....** is shown in '**RED**' border along with an exclusive open terrace shown in "**GREEN**" border on **Plan-"B"** annexed hereto.

**SCHEDULE- "C"**

[PAYMENT PLAN]

<b><u>Particulars</u></b>	<b><u>Amount/ Percentage</u></b>
Booking Money Part 1	1000000
Booking Money Final- within 30 days	10%-1000000
Within 45 days of execution of Agreement to Sale	10% +(50% of car parking charges and club membership charges)
On completion of P3 Roof	6%
On completion of 6th floor Roof	6%
On completion of 10th floor Roof	6%
On completion of 14th floor Roof	6%
On completion of 18th floor Roof	6%
On completion of 21st floor Roof	6%

On completion of 24th floor Roof	6%
4 Months from 24th Floor Roof	6%
8 Months from 24th Floor Roof	6%
12 Months from 24th Floor Roof	7%
16 Months from 24th Floor Roof	7%
20 Months from 24th Floor Roof	7%
On or Before Possession	5% + (balance of Car parking, Other Charges & Deposits)
<b>TOTAL</b>	<b>100%</b>

### **SCHEDULE 'D'**

(SPECIFICATIONS, AMENITIES, FACILITIES WHICH ARE PART OF THE APARTMENT)

1	Superstructure	Reinforced cement concrete shear wall structure.
2	Wall	AAC/Fly ash Block masonry
3	Living and Dining Rooms	Choices available from a range of imported natural marbles.
4	Bedrooms	Floor: Laminated wood flooring: Pergo or equivalent.
5	Kitchen	Floor: High abrasion resistance tiles, Kitchen shell design enabled for modular kitchen with power and water points. The customer has option to either procure the modular kitchen by themselves or to take chose from the available choices available from pre-designed modular kitchen at an additional cost.
6	Toilet	Floor & Dado Stone and/or tile in combination. Sanitary Fixtures: Kohler, Grohe, Jaquar or equivalent.
7	Powder Room	Floor & Dado: Stone and/or tile in combination. Sanitary Fixtures: Kohler, Grohe, Jaquar or equivalent.
8	Balcony	Floor: High abrasion resistance tile
9	Door	Frame: Solid wood/engineered wood frame Entry Main Door: Flush door/engineered door with veneer finish and SS Hardware Other Doors: Flush door/engineered door with SS Hardware without surface finish to enable customization by owner based on interior design.
10	Window	Glazed aluminum
11	Internal Finishes	Gypsum plastered finished surface
12	External Finishes	Weatherproof external paint
13	Electrical	Concealed wiring and modular switches
14	Video door phone	
15	Provision for Air Conditioning suitable electrical wiring and service/AC ledge	

	for VRF units to ensure good aesthetics (no window or split unit permitted).
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**SCHEDULE 'E'**

[SPECIFICATIONS, AMENITIES, FACILITIES WHICH ARE PART OF THE PROJECT]

<b>Sl. No.</b>	<b>PARTICULARS</b>
1	Fire Protection and Detection System in common areas
2	LPG leakage detection system
3	Security system comprising of CCTV in Elevator car and critical common area
4	Building management system
5	24/7 DG facility
6	Separate core of service elevator
7	Residential activity centre with facilities like banquet, swimming pool with separate area for children, yoga area, Gym, café, indoor games and outdoor games
8	Landscaped podium with jogging track
9	Street lighting
10	Water Treatment Plant
11	Sewerage Treatment Plant
12	Composter for bio-degradable solid waste
13	LED lights in common area
14	Solar Power system as per green norms
15	Internal road
16	Internal Sewer and storm water line

[The 'Schedules' to this Agreement for Sale shall be as agreed to between the Parties]