

AGREEMENT FOR SALE

This Agreement for Sale (Agreement) executed on this ____ (Date) day of ____ (Month), 20____,

By and Between

SMT. PIU CHATTERJEE, (P.A.N. AERPC5905K), Wife of Sri Tapas Chatterjee, by Faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), A.D.S.R. Office Asansol, District Paschim Bardhaman, hereinafter called the '**FIRST PARTY / LANDOWNER**' (which expression shall unless excluded by or repugnant to the context mean and include all her heirs, legal representatives, assignees and successors) of the **FIRST PART**.

[OR]

"CHATTERJEE CONSTRUCTION", (P.A.N. AAPFC4013J), a Partnership Firm, having its Office at : Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its Partners :- **(1) SRI TAPAS CHATTERJEE**, (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee, and **(2) SRI RANADEEP CHATTERJEE**, (P.A.N. BW MPC1938C), Son of Sri Tapas Chatterjee, both are by faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, hereinafter called the '**SECOND PARTY / DEVELOPER**' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

[OR]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), or hereinafter called the “promoter” (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 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 successor-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. _____) duly 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 firm, the survivor or survivors of them and their heirs, executors, administrators of the last surviving partner and his/her/their assigns);

[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 the members pr member for the time being of the said HUF and their respective heirs, executors and permitted assigns).

[Please insert details of other allottee(s), in case of more than one allottee]

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 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:

WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/953 under R.S. Khatian No. 699, 701, 611, 700 & 702, corresponding L.R. Plot No. 944 under L.R. Khatian No: 1074, measuring 07½ Decimal (as detailed in Schedule-I of the Deed of Sale mentioned hereinafter) was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R Office, Asansol from its previous owners Sri Sukhamay Chatterjee, Son of Late Kartick Chatterjee and 12 others of Gopalpur for the consideration price mentioned in the said Deed of Sale.

5) **AND WHEREAS**, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S.

Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 04½ Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 06/06/2016 duly registered in Book I, Volume Number 0205-2016, Page from 93718 to 93733, being No. 020504700 for the year 2016 of A.D.S.R Office, Asansol from her mother-in-law Smt. Sabitri Chatterjee, Wife of Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 01.20 Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee, of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/941 under R.S. Khatian No. 609, corresponding L.R. Plot No. 955 under L.R. Khatian No. 1074, measuring 09 Decimal (as detailed in Schedule-II of the Deed of Sale mentioned hereinafter) was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R

Office, Asansol from its previous owner 'Purna Disha Projects Limited', a Regd Company, having its office at Md. Hazi Ali Lane, Apcar Gardens, Asansol-4 and represented by its Directors Sri Jitendra Nath Chatterjee, Son of Late Amrit La Chatterjee and others for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 01 Katha 08 Chhatak was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 23/02/2007 duly registered in Book No. I, CD Volume No. 32, Page from 5546 to 5565, being No. 11426 for the year 2010 of A.D.S.R Office, Asansol from its previous owner Smt. Munni Debi Pandey, Wife of Sri Balmiki Pandey of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02 Katha 08 Chhatak was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 07/09/2007 duly registered in Book No. I, CD Volume No. 16, Page from 1868 to 1878, being No. 05536 for the year 2009 of A.D.S.R Office, Asansol from its previous owner Sri Tinku Bouri, Son of Sri Narad Bouri of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman). P.S.

Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02.50 Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Landowner since there after duly mutated her name in the L.R. Records of Rights in L.R. Khatian No. 1074 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS the First Party/Landowner under the aforesaid circumstances is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land more fully mentioned in the Schedule hereunder written by paying the khajna, taxes, cess, etc. as fixed by the competent authorities from time to time.

AND WHEREAS the First Party/Landowner with the intent to develop her said landed properties duly converted her said land into Commercial Bastu and have obtained the Land-use NOC from ADDA vide Memo No. ADDA/ASL/536/V/155/FL/NOC/3599 dated 13/06/2019. The Landowner also obtained the Certificate Clearance for Developers vide Clearance No. 74/CC/D/2018 dated 04/10/2018 from the Divisional Forest Officer, Durgapur Division and obtained the permission from the authorities of West Bengal Fire & Emergency Services vide Memo No. IND/WB/FES/20192020/53951 Dated 18/06/2019 and lastly got sanctioned the Site Plan vide Memo No. 815/SP/AMC/HO/2020 Dated 01/06/2020 and the Building Plan vide Memo No.

816/BP/AMC/HO/2020 Dated 01/06/2020 from the competent authorities of Asansol Municipal Corporation for construction of G+3-storied cottage type double duplex residential building/s in 3 (three) Blocks each consisting of residential units, parking spaces, etc. but owing to unavoidable circumstances and prior engagements and commitments of the First Party/Landowner she abandoned her said intention for development of her said property by herself and she invited the Developer / Second Party herein to undertake the project of developing the schedule mentioned property of the First Party/Landowner.

AND WHEREAS be it mentioned herein that the aforesaid total landed properties lying side by side were clubbed and amalgamated together and the said being situated at the junction of three roads the two corner splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Landowner duly gifted the said corner splayed portion measuring 05.60 Sq. Mtr. equivalent to 60.28 Sq. Ft. in R.S. Plot No. 667/953 out of the said total land of the Landowner by virtue of a Deed of Gift dated 27/09/2018 registered in Book No. I, Volume number 0205-2018, Page from 164686 to 164698, being No. 020509198 for the year 2018 of A.D.S.R Office, Asansol.

AND WHEREAS moreover for widening of the approach road in respect of the schedule mentioned landed properties the splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Landowner duly gifted the said splayed portion measuring 99.585 Sq. Mtr. equivalent to 1071.92 Sq. Ft. in R.S. Plot No. 667/953, 666/942 & 667/941 out of the said total land of the Landowner by virtue of a Deed of Gift dated 26/08/2019 registered in Book No. I, Volume number 0205-2019, Page from 132748 to 132760, being No. 020507247 for the year 2019 of A.D.S.R Office, Asansol.

AND WHEREAS the Developer is engaged in the business of developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labourers and also put in resources for building materials and supervise the completion of the construction of the proposed building and to procure prospective unit-buyers for the cottage type double-duplex units/flats and other spaces to be built as per the plan sanctioned by the authorities of Asansol Municipal Corporation.

AND WHEREAS with the intent to develop the said property and raise and construct new G+3-storied building thereon at its own costs and expenses, mutual discussions were caused between the parties hereto and in pursuant to such mutual discussions the Landowner and the Developer agreed on the following terms and conditions:-

NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:-

1. The Landowner hereby agree to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Landowner shall be liable to deliver vacant, peaceful possession of the said land / property to the Developer on the day of execution of this Development Agreement for construction of the proposed new buildings/ blocks according to the sanctioned Site Plan and Building Plan. It is clarified that the Landowner shall be solely responsible for the title and possession of her said property. The Landowner shall also hand over all original land documents like land deed, mother deed, S.D.L. & L.R.O. Mutation Certificate, Parcha, Khajna receipts, Building Plans, ADDA

NOC and other relevant documents in respect of the said property to the Developer on the day of execution of this Development Agreement.

2. The Developer agree to develop or cause to be developed the said property for and on behalf of the Landowner on the terms contained herein and as permitted by the concerned authorities, by constructing a residential multi-storied (G + 3-storied) cottage type double-duplex buildings/blocks thereon to be named as "UMA GARDEN" consisting of several independent and self-contained residential Double duplex cottage type units/flats and such other premises/spaces/structures/two/four wheeler open parking spaces/garages, etc. on the ownership basis as sanctioned by the Asansol Municipal Corporation and other concerned authorities and then to sell the said proportionate land with units/flats to the Developer's own nominees/intending Buyer(s) excepting the Landowner's allotted units/flats and the 4-wheeler & 2-wheeler open parking spaces on the Ground Floor more specifically detailed in the Schedule 'B' hereinafter written. The Developer agree that they will at their own cost and on their own responsibility but in the name of the Landowner and on her behalf acquire and avail whatever other permissions are required from any other authority to develop the said property.
3. That the Landowner apart from receiving the self contained residential units/Flats and the open parking spaces as detailed in the Schedule 'B' herein below, shall also be entitled to easement rights in common with the other occupiers of the said blocks/buildings in respect of the common areas, staircases and other facilities provided therein.
4. That prior to actual construction work taken up in hand by the Developer, the Landowner undertake to make out a good and marketable title to the

schedule mentioned property/premises, free from all encumbrances, charges, claims, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property. Provided furthermore if any dispute regarding title and ownership of the said property arises at any time during the construction period the same shall be settled by the First Party / Landowner at her own expenses and responsibility.

5. That the First Party / Landowner will be handed over her allotted units/flats/properties within 36 (thirty six) months from the date of execution of this Development Agreement and the Landowner shall be handed over the possession of her allotted units/flats and open parking spaces within the said stipulated period.
6. That the time period for the construction of the proposed building shall be subject to availability of building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, strike, riot or war and other acts of God, including Covid-19 like situations, when the obligation of the Developers in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure.
7. That the Landowner hereby agrees that she shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.
8. The Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work to the authorities concerned at their own costs in the name of the Landowner, and the

Landowner shall join in such applications if necessary but the responsibility of obtaining such permission will be on the Developer and at their own cost.

9. The Landowner hereby give exclusive right and licence and permission to the Developer to enter upon the said land/property and the authority to commence, carry on and complete development work thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the said sanctioned building plan/s and subject to the provisions of these presents.
10. That the Landowner hereby agrees to pay and clear all rates and taxes and khajnas and or other impositions and statutory dues in respect of the said property till the handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the units/flats in the said buildings/blocks.
11. The Landowner shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans that may be required for mutual benefit of the Landowner and the co-occupiers of the proposed new blocks/buildings and other applications for construction of any structures on the said land for being sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.
12. The Developer shall indemnify and keep the Landowner indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs charges, expenses, and damages incurred or suffered by the Landowner in the course of such development.

13. The Landowner shall simultaneously execute and register the General Power of Attorney in favour of the Developer as required by the Developer giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from financial organizations in connection with the construction of the said multi-storied building and also for sale and transfer concerning the units/flats and open parking spaces falling in Developer's allocation, i.e., except the Landowner's allotted units/flats and the 4-wheeler and 2-wheeler open parking spaces.
14. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the units/flats or any other structures or portion thereof in the said blocks/buildings to be constructed on the said land to any parties at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Landowner's allocations in the said blocks/buildings which is more fully mentioned in the Schedule 'B' hereunder written. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such party/parties in connection with all dealings between them and such buyers or allottees.
15. That the said Developer, i.e., **"CHATTERJEE CONSTRUCTION"** shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the units/flats or any other structures or portion thereof in the said proposed cottage type double duplex in the G+3-storied blocks/buildings (excepting the allocations of the Landowner as aforesaid) including proportionate undivided land share / interest in the said land to any person

organisations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour of the Landowner at the time of handover of her allotted properties and the Landowner shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of her said allotted properties to any person/s at any price or terms and considerations at her own free will without requiring any permission from the Developer or the Flat Owners' Association.

16. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.
17. That after the construction of the proposed blocks/buildings are fully completed the Landowner and Developer and/or the other occupiers of the said blocks/buildings shall cause an Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the control and management of the said blocks/buildings to the said committee/society and thereafter all regular/future expenses to maintain the said blocks/buildings shall be borne by the said Association/Body.
18. That the Landowner and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

- A. The Said Land is earmarked for the purpose of building a residential purpose] project comprising multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as (“Project”)

[OR]

The Said Land is earmarked for the purpose of plotted development of a [commercial / residential / any other purpose] project comprising plots and [insert any other components of the Projects] and the said project shall be known as **UMA GARDEN.**

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

- B. The Promoter is fully component to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which project is to be constructed have been completed;
- C. The _____ [Please insert the ‘name of the concerned competent authority’] has granted the commencement certificate to develop the project vide approval dated bearing registration no. _____.
- D. The Promoter has obtained the final layout plan, specifications and approvals for the project and also the apartment, plot or building, as the case may be from [Please insert the name of the concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- E. The Promoter has registered the project under the provision of the Act with the West Bengal Housing Industry Regulatory Authority at _____ on _____ under registration no. _____.
- F. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/building] no. _____ (“Building”) along with garage/covered parking no. _____ admeasuring _____ square feet in the _____ [Please insert the location of the garage/covered parking], as permissible under the applicable law and of pro rata share in the common areas (“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 or the apartment is annexed hereto and marked as Schedule B);

[OR]

The Allottee had applied for plots in the Project vide application no. _____ dated _____ and has been allotted plot no. _____ having area of _____ square feet and plot for garage/covered parking admeasuring square feet (if applicable) in the _____ [Please insert the location of the garage covered parking], as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the “Plot” more particularly described in Schedule A);

- G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- H. [Please enter any additional disclosures/details]
- I. 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;
- J. 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;
- K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/Plot] and the garage/covered parking (if applicable) as specified in para G;

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 Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment/Plot] as specified in para G;

1.2. The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price") (Give break up and description):

Block/Building/Tower no. _____ Apartment no. _____ Type _____ Floor _____	Rate of Apartment per square feet
Total Price (in rupees)	

*Provide break up of the amounts such as cost of apartment, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, maintenance charges as per para II etc., if/as applicable

[AND] [if/as applicable]

Garage/Covered parking - 1	Price for 1
Garage/Covered parking - 2	Price for 2
Total price (in rupees)	

[OR]

Plot no. _____ Type _____	Rate of Plot per square feet
Total price (in rupees)	

*Provide break up of the amounts such as cost of plot, proportionate cost of common areas, taxes, maintenance charges as per para II etc., if/as applicable.

Garage/Covered parking - 1	Price for 1
Garage/Covered parking - 2	Price for 2
Total price (in rupees)	

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/Plot];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, 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/Plot]: Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification;

- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of [Apartment/ Plot] includes recovery of piece 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, marble, tiles, doors, windows, fire detection and firefighting equipments in the common areas, maintenance charges as per para II etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/Plot] 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 said project by the Authority as per the Act, the same shall not be changed from the Allottee.

1.4. The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("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 sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein 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, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

Provided that the 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. [Applicable in case of an apartment] The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan 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 Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment/Plot] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [Apartment/Plot];
- (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 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) That the computation of the price of the [Apartment/Plot] 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/ Plot] and 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/plot, as the case may be.

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

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 the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

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/Plot] 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/Plot] as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein, Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

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

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 accepts no responsibility in this 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 apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS :

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the [Apartment/Plot], if any, in his/her 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 [Apartment/Plot] 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 layout plan, specifications, amenities and facilities of the [Apartment/Plot] and accepted the floor plan, Payment Plan, floor plans, 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 _____ [Please insert the relevant State laws] 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 APARTMENT/PLOT :

7.1. Schedule for possession of the said [Apartment/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] to the allottee and the common areas to the association of allottees or the competent authority, as the case may be is the essence of the Agreement. The Promoter assures to hand over possession of the [Apartment/Plot] along with ready and complete common areas with all specifications, amenities and facilities of the project in place on _____, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot].

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. 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 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* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within two (2) months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The Promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

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

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

7.4. Possession by the Allottee -

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

7.5. Cancellation by Allottee –

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

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

7.6. Compensation –

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this 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/Plot] (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 [Apartment/Plot], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 45 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/Plot] which shall be paid by the promoter to the allottee within forty five days of it becoming due.

8. REPRESENTATIONS 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; [in case there are any encumbrances on the land provide details of such

encumbrances including any rights, title, interest and name of party in or over such land]

- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any 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 said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the Allottees or the competent authority as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, 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;
- (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. 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) Promoter fails to provide ready to move in possession of the [Apartment/Plot] 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 specification, 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 his registration under the provisions of the Act or the rules or regulations made thereunder.

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

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice;
Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot], which shall be paid by the promoter to the allottee within 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 consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.

- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond _____ consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot] 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 this Agreement shall thereupon stand terminated.

Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT :

The Promoter, on receipt of Total Price of the [Apartment/Plot] as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate* and the completion certificate, as the case may be to the allottee;

[Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty, 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 of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT :

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

12. DEFECT LIABILITY :

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

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS :

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

14.USAGE :

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

15.COMPLIANCE WITH RESPECT TO THE APARTMENT:

- (i) Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable 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.
- (ii) The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot].

(iii) 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 [Apartment/Plot] 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 building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18.PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE :

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

19.APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE ACT) :

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the _____ [Please insert the name of the Apartment Ownership] Act). The Promoter showing compliance of various laws/regulations as applicable in _____.

20.BINDING EFFECT :

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned SubRegistrar (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the 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 said apartment/plot/building, 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 [Apartment/Plot] and the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

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 [Annexure 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 Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law,

as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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 Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartments/Plots] in the Project.

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 _____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at _____(specify the address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at _____.

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)
_____ (Allottee Address)
M/s _____ (Promoter name)
_____ (Promoter Address)

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. 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.

32. DISPUTE RESOLUTION :

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

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions 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.]

IN WITNESS WHEREOF parties hereinabove named have set their respective 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.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

1)Signature_____
Name_____
Address _____

please affix
photographs and
sign across
the photographs

2)Signature_____
Name_____

please affix
photographs and

Address _____

sign across
the photographs

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

Signature _____

Name _____

Address _____

please affix
photographs and
sign across
the photographs

At _____ on _____ in the presence of :

WTNESSES :

1) Signature _____

Name _____

Address _____

2) Signature _____

Name _____

Address _____

SCHEDULE 'A' – PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' – FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' – PAYMENT PLAN

SCHEDULE 'D' – SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/ PLOT)

SCHEDULE 'E' – SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

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

*Or such other certificate by whatever name called issued by tire competent authority.

