

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") (Without Possession) executed on this _____ day of _____, 20_____

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

BY AND BETWEEN

OAS REALTORS PRIVATE LIMITED(PAN-AABCO1647F), a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and having its City Office at No.522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata-700034, being represented by its Director Ramjan Ali Sekh son of Late Sawkat Ali Sekh, (PAN-AZEPS7322L) (AADHAAR NO. 8185 8434 2202), by Faith-Islam, by Nationality-Indian, by Occupation-Business, residing at Village Nandabhanga, P.O.Bakhrahat, P.S.Bishnupur, District South 24 Parganas, Pin - 743377, hereinafter referred to as "the **PROMOTER/VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns), of the **ONE PART**

AND

_____, hereinafter referred to as "the **ALLOTTEE / PURCHASER**" of the **OTHER PART**:

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

WHEREAS:

- A. Unless, in this agreement, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"** hereto shall have the meaning assigned to them as therein mentioned.
- B. The Promoters are the absolute owners of **All That** piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sekh

Director

Allpore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, described in the **FIRST SCHEDULE** hereunder written.

- C. Devolution of title of the Promoters to the said Property is set out in the **SIXTH SCHEDULE** hereunder written.
- D. The said Property is earmarked for the purpose of building a Project (as hereinafter defined).
- E. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Property on which the Project is to be constructed have been completed.
- F. The Zilla Parishad, South 24 Parganas has granted permission to construct vide plan approval dated 1st October 2019 bearing registration no. 596/726/KMDA;
- G. The Promoter has obtained the sanctioned plan for the Project from Zilla Parishad, South 24 Parganas and other concerned authorities as mentioned in the Definition No.xxiii (being the definition of Plan) hereinbelow. The Promoter agrees that it shall not make any changes to these plans except in strict compliance with section 14 of the Act and other laws as applicable and save to the extent as mentioned in the Definition No. xxiii (being the definition of Plan) hereinbelow;
- H. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on _____ under registration No. _____.
- I. The Allottee had applied for an apartment in the Project vide application dated _____ for allotment of the said Unit (as hereinafter defined) described in the **SECOND SCHEDULE** hereunder written, and also hereinbelow:

All That the Residential Flat / Apartment bearing No. ____ containing a Carpet Area of ____ Square Feet | Built-up Area whereof being ____ Square Feet more or less on the ____ floor of the Block-____ of the Building at the said Property described in the First Schedule (inclusive of the area of the

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

balcony(ies)/verandah(s) being ____ Square Feet] and the total **Super Built Up Area** being ____ **Square Feet**, which is inclusive of pro rata share in the Common Areas and Installations] and shown in the **Plan** annexed hereto, duly bordered thereon in "**Red**".

WITH Exclusive Right to use the Open Private Terrace/s / Roof attached to the said Flat containing an area of ____ sft., and shown in the **Plan** annexed hereto, duly bordered thereon in "**Blue**".

With right to park ____ **motor car/s** in the covered space in the **Ground Floor** of the Building, exact location to be identified by the Promoter on or before the Deemed Date of Possession.

With right to park ____ **motor car/s** in the open compound of the said Property, exact location to be identified by the Promoter on or before the Deemed Date of Possession.

- J. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- K. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications etc., applicable to the Project;
- L. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Unit as specified in para-1 above;
- N. The title of the Promoters to the said Property has been examined by the Allottee to his satisfaction and the Allottee agrees and covenants not to raise any objection thereto or make any requisition in connection therewith.

For GAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director

The Allottee has also seen and inspected the Plan sanctioned by the Zilla Parishad, South 24 Parganas relating to the said Building and also the construction done at the said Property and agrees and covenants not to raise any objection with regard thereto.

The Allottee also consents and confirms that the Promoters shall be at liberty to have the Plan modified and/or altered from time to time.

The Allottee agrees and consents to the fact that in case at any time additional constructions are sanctioned by the concerned authorities, then the Promoters shall be entitled to construct and deal with the same, to which the Allottee hereby consents and shall not raise any objection with regard thereto, including with regard to the fact that owing to construction of such additional areas, the occupants of such additional areas shall be entitled to proportionate ownership and common user of the Common Areas and Installations.

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 as specified in para I;

1.2 The Total Price for the Apartment based on the carpet area is **Rs. ____ (Rupees ____)** Only ("Total Price") as also mentioned in **Part-I** of the **Fifth Schedule** hereunder written, break-up whereof is as follows:

Head	Price
(i) Flat/Apartment No.____, Floor ____; Block____, Carpet Area ____sft; Built-up Area ____ sft; Super Built Up Area ____ sft.	Rs. ____
(ii) exclusive right to use the attached open Private Terrace/s / Roof measuring ____	Rs. _____

For OAS Realtors Pvt. Ltd.
Rampen Ali SK
 Director

Sq. Ft.:	
(iii) _____ number Car parking at the covered space in the Ground Floor of the Building;	Rs. _____
(iv) _____ number Car parking in the open compound of the said Property;	Rs. _____
Total	Rs. _____
Add : GST	Rs. _____
Less : Discount on account of GST input credit	Rs. _____

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 excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which are presently levied, in connection with the construction of the Project payable by the Promoter by whatever name called) up to the date of handing over the possession of the Apartment to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the 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 therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

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 (proportionate share), 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 POP, tiles, doors, windows, fire detection and firefighting equipment in the common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

1.2.1 **TDS:** If applicable, the tax deduction at source (TDS) under the Income Tax laws shall be deducted by the Allottee on the consideration payable to the Promoter and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law and the Allottee shall provide proper evidence thereof to the Promoter within 60 (sixty) days of such deduction. If such deposit of TDS is not made by the Allottee to the concerned authority or proper evidence thereof is not provided to the Promoter, then the same shall be treated as default on the part of the Allottee under this agreement and the amount thereof shall be treated as outstanding.

1.2.2 In addition to the Total Price aforesaid, the Allottee shall, before the Date of Possession / Date of Commencement of Liability or the date of demand by the Promoter, whichever be earlier, also pay the following amounts:

- i) Legal Documentation Charges of the Advocate, for preparation of this Agreement and the Sale Deed to be executed in pursuance hereof, which shall be Rs.18,000/- (Rupees Eighteen Thousand) only out of which Rs.3000/- (Rupees Three Thousand) only shall be paid by the Allottee to the said Advocates at or before the execution hereof and the balance Rs.15,000/- (Rupees Fifteen Thousand) only on or before the deemed date of Possession/Date of Commencement of Liability or the date of execution of the sale deed in respect of the said Unit, whichever be earlier, plus applicable GST;

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
Director

- ii) The full amount of Security Deposit and other costs payable to electricity authorities for obtaining direct electric meter in respect of the said Flat/Apartment and proportionate share of the total amount of Security Deposit and other costs payable to the electricity authorities for the electric meter/s for maintenance lighting running and operating common areas and installations. It is clarified that the obligation of obtaining direct electric meter in respect of the said Flat/Apartment shall be that of the Allottee;
- iii) The Allottee will be required to pay, on demand, to the Promoter or to the Concerned Authorities, as may be so decided by the Promoter, the applicable stamp fees and registration fees on execution and registration of this agreement and of the sale deed and other documents to be executed and/or registered in pursuance hereof **and** also all statutory charges payable therefor including the charges of the copywriter for copying of such documents and expenses incidental to registration.

The Allottee is fully aware that stamp duty on this agreement is payable on ad-valorem basis on the market value of the said Unit and the Allottee is bound to register this agreement, failure to do so will be construed as default on part of the Allottee.

1.2.3 The Allottee shall deposit and/or keep deposited with the Promoters and/or the Maintenance In-charge the following sums of money against the respective heads hereinbelow mentioned, to remain in deposit with the Promoters and/or the Maintenance In-charge and in the event of any default by the Allottee in making payment of the municipal and other rates taxes and outgoings, electricity charges, maintenance charges and proportionate liability towards the Common Expenses (including those mentioned in the **FOURTH SCHEDULE** hereunder written) within the due dates and in the manner mentioned hereunder, the Promoters and/or the Maintenance In-charge in their sole discretion and without prejudice to the other rights and remedies available to the Promoters and/or the Maintenance In-charge, be entitled to meet out of the said deposit the amount/s under default.

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
 Director

- i) A sum calculated @Rs. ____/- (Rupees _____) only per Square foot of the Super Built Up Area of the said Unit towards rates and taxes in respect of the said Unit;
- ii) A sum calculated @Rs. 1/- (Rupees _____) only per Square foot of the Super Built Up Area of the said Unit towards maintenance charges and proportionate liability towards the Common Expenses (including those mentioned in the **Fourth Schedule** hereunder written)

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 schedule 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.

1.4 The Allottee (s) shall make the payment as per the payment plan set out in the **Part-II** of the **Fifth Schedule** hereunder written ("**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 @3% 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 in **Part-I** and **Part-II of the Third Schedule** hereunder written (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the apartment or Project, as

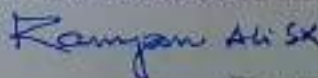
For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
 Director

the case may be without the previous written consent of the Allottee as per the provisions of the Act **Provided That** nothing herein contain shall derogate or prejudice or affect the Promoter's rights and entitlements with regard to the matters connected to the plan and the additions alteration thereof as contained in **Recitals G & N and Definition No. xxiii** (being the definition of Plan) of the **Annexure "A"** hereto. Provided that the Promoter may (without being obliged) 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 Building is complete and the occupancy / completion certificate (as applicable) 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 prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, 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, Promoter and all persons permitted by the Promoter etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall handover the common areas of the Project to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;

For OAS Realtors Pvt. Ltd.

 Director

(iii) That the computation of the price of the Apartment includes recovery of price of land (proportionate share), 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 POP, tiles, doors, windows, fire detection and firefighting equipment in the common areas and includes cost for providing all other facilities, amenities and specifications to be as provided within the Apartment 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, as the case may be, with prior written intimation and appointment.

1.9. It is made clear by the Promoter and the Allottee agrees that the Apartment along with parking rights (if any), Balcony / Verandah / Open Terrace / exclusive open space for garden (if any) etc., as applicable, shall be treated as a single indivisible unit for all purposes.

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 and within the scope of the Promoter). If the promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liabilities, mortgage loan and interest thereon (which are within the scope of the Promoter) 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 charge, 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 (in short "the **Booking Amount**") as booking amount being part payment towards the total Price of the Apartment at the time of

For OAS Realtors Pvt. Ltd.
Ramjan Ati SK
 Director

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 (**Part-II of the Fifth Schedule**) 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 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 **OAS REALTORS PRIVATE LIMITED** 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, 1934 and Rules and Regulations made thereunder or any statutory amendments (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 may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

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 THE 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 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 to the Allottee and the common areas to the association of the allottees or the competent authority, after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

The Allottee has seen the proposed plan, specifications, amenities and facilities of the Apartment and accepted the Payment Plan, floor plans, and the specifications, amenities and facilities 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 Municipal 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/or as elsewhere stated in this agreement, and breach of this term by the Promoter shall constitute a material breach of the Agreement. **Provided That** nothing herein contain shall derogate or prejudice or affect the Promoter's rights and entitlements

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

with regard to the matters connected to the plan and the additions alteration thereof as contained in **Recitals G & N and Definition No. xxiii** (being the definition of Plan) of the **Annexure "A"** hereto.

7. POSSESSION OF THE APARTMENT

7.1 **Schedule for possession of the said 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 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 along with ready and complete common areas with all specifications, amenities and facilities of the project in place on **DECEMBER 2022**, 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 (as defined in the Act) 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 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 or completion certificate (which may be partial), whichever be applicable, 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 such certificate **Subject To** the terms of the Agreement and the Allottee making payment of the entire balance consideration

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

and all other amounts and deposits payable by the Allottee to the Promoter hereunder and fulfilling all his other covenants / obligations herein. [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 / completion certificate subject to the Allottee making payment on account of stamp duty, registration fee etc., **Provided Further That** the Promoter shall not be liable to deliver possession of the Apartment to the Allottee nor to execute or cause to be executed any Sale Deed or other instruments until such time the Allottee makes payment of all amounts agreed and required to be paid hereunder by the Allottee and the Allottee has fully performed all the terms conditions and covenants of this Agreement and on the part of the Allottee to be observed and performed until then]. 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 handover the copy of the occupancy certificate / completion certificate of the apartment to the Allottee at the time of conveyance of the same.

7.2.1 It is clarified that the Promoter shall be deemed to have duly complied with all its obligations in case the Promoter issues notice of completion to the Allottee on or before the date mentioned in Clause 7.1 above.

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 specified in para 7.2 and all other outgoings.

7.3.1 Further, in case the Allottee fails or neglects to take possession of the said Unit as and when called upon by the Promoter as aforesaid or where physical delivery has been withheld by the Promoter on grounds of breach / default by the Allottee, the Allottee shall be liable to pay guarding / holding charges @ Rs. 10/- [Rupees Ten only] per Square Foot per month of the Super Built Up area of the said

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

Unit, plus GST (if applicable), from the Deemed Date of Possession / Date of Commencement of liability to the actual date when the physical possession is taken by the Allottee.

7.4 Possession by the Allottee – After obtaining the occupancy / completion certificate (as applicable) and handing over physical possession of all the apartments to the allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

Provided that, in the absence of any local law, the promoter shall handover the necessary document and plans including common areas, to the association of Allottees or the competent authority, as the case may be within thirty days after obtaining the occupancy / completion certificate (whichever be applicable).

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, with applicable taxes. 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 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

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

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 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 the possession of the Apartment which shall be paid by the promoter to the Allottee within 45 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 Promoter has 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; However, for obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Promoter may already have created and/or charge on the said Property and shall be at liberty to create further mortgages and/or charges in respect of the said Property or any part thereof, and the Allottee hereby consents to the same **Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Promoter assures to have the said Unit released from any such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Unit free of all such mortgages and charges created by the Promoter.
- (iv) There are no litigations pending before any Court of law or authority with respect to the said Land, Project or the Apartment;

For OAS Realtors Pvt. Ltd

Ramjan Ali SK

Director

(v) All approvals, licenses and permits issued by the competent authorities with respect to the project, said Land and Apartment 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 Apartments 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 intended to be 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 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 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 or the competent authority, as the case may be;

(x) The said 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 said 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 occupancy / completion certificate has been issued and possession of Apartment or Project, as the case may be, along with, common areas (equipped with all the specification, amenities and facilities) has been handed over to the Allottee and the association of Allottees or the competent authority, as the case may be;

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

(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 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, 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, 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 payment, 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 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;

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

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 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 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 prescribed in the Rules.

(ii) In case of Default by the Allottee under the condition listed above continues for a period beyond 2 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 the Promoter by the allottee after deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated and such refund shall be subject to sale of the Apartment by the Promoter and the amounts have been received by the Promoter from the new transferee thereof.

Provided that the promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT

The Promoter on receipt of total Price of the Apartment as per para 1.2 under the Agreement from the Allottee and other amounts elsewhere herein mentioned, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the common areas within 3 (three) months from the date of issuance of the occupancy certificate or 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 (three) months from the date of issue of occupancy certificate / completion certificate. However, the Promoter

F. DAS Realtors Pvt. Ltd.
Kampan Ah 5K

may require execution of the Sale Deed in favour of the Allottee simultaneously with the delivery of possession of the Apartment to the Allottee and the Promoter shall not be obliged to deliver possession of the Apartment to the Allottee unless the Allottee executes and/or is ready and willing to execute the conveyance simultaneously with such delivery of possession. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorized 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. All liabilities owing to such non-registration shall be to the account of the Allottee and the Allottee shall indemnify and keep the Promoter saved harmless and indemnified of from and against all losses damages costs claims demands suffered or incurred to likely to be suffered or incurred by the Promoter.

The Promoter has agreed to sell and transfer the proportionate undivided indivisible impartible variable share in the Common Areas and Installations attributable to the Apartment for the benefit of the Allottee and unless the laws for the time being in force otherwise requires such sale and transfer to be carried out in favour of the Association / Maintenance Company, the same shall be conveyed in favour of the Allottee as part of the said Unit, to which the Allottee hereby agrees.

It is expressly agreed and made clear that in case the laws for time being in force require the transfer of the Common Areas and Installations to be carried out in favour of the Association / Maintenance Company or else, then the deed of conveyance in respect of the said Unit shall be so executed and registered by the Promoter in favour of the Allottee (i.e. sans the proportionate share in the Common Areas and Installations).

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.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas And Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of Apartments / Units shall be bound and obliged to comply with the same.

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 or the date of issue the completion / occupancy certificate, whichever is earlier, 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.

It is expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving to the Promoter the opportunity to inspect assess and determine the nature of such defect, alters the state and condition of such defect, then the Promoter shall be relieved of its obligations contained in the para immediately preceding and the Allottee shall not be entitled to any cost or compensation in respect thereof.

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 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 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**

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Use of Basement and Service Areas: The basement(s) and service areas, if any, 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, 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 basement(s) 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 12 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, 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 additions 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 is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Building or anywhere on the exterior of the Project, building 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 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.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by the association of allottees. The

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

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 an Apartment 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 and save to the extent specifically mentioned in this agreement.

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/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.

However, for obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Promoter may already have created mortgage and/or charge on the said Property and shall be at liberty to create further mortgages and/or charges in respect of the said Property or any part thereof, and the Allottee hereby consents to the same **Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Promoter assures to have the said Unit released from any such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Unit free of all such mortgages and charges created by the Promoter.

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

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the laws pertaining to apartment ownership.

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 and annexures along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the 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/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

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
Director

of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment, in case of a transfer, as 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 including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right 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 bears to the total carpet area of all the Apartments / Units in the Project.

27. FURTHER ASSURANCES

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK

Director

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 and 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 concerned Registrar/Additional Registrar as applicable. Hence this Agreement shall be deemed to have been executed at the place mentioned hereinafter.

29. NOTICES

Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by Registered Post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by Registered Post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

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 :

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director

Any application letter, allotment letter, agreement, or any other document signed by the Allottee in respect of the apartment or building, as the case may be, prior to the execution and registration of this Agreement for sale for such apartment or building, as the case may be, 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 in accordance with the Act and Rules.

34. OTHER PROVISIONS:

34.1 Save the said Unit, the Allottee shall have no nor shall claim any right title or interest whatsoever or howsoever over and in respect of the other units and spaces or constructed areas or parking spaces or the lawns / gardens / greens / open spaces at the said Property.

34.2 The Allottee shall within 6 (six) months of completion of sale apply for and obtain at his own costs separate assessment and mutation of the said Unit in the records of the Nahazari Gram Panchayet, South 24 Parganas .

34.3 The Promoter shall have the right to grant to any person the exclusive right to park motor cars and/or other vehicles in or at the parking spaces or otherwise use and enjoy for any other purposes, the side, front and back open spaces surrounding the building at the Property and also the covered spaces in the Building (including car parking spaces but not the one

For OAS Realtors Pvt. Ltd.
Ranjana Atri SK
 Director

expressly provided for to the Allottee under this Agreement) in such manner as the Promoter shall in their absolute discretion think fit and proper

- 34.4 Save the said Unit the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or car parking spaces at the said Property and the Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter, in their absolute discretion, shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter exclusively.
- 34.5 The Allottee shall have no connection whatsoever with the Allottees / buyers of the other Units and there shall be no privity of contract or any agreement, arrangement or obligation or interest as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Promoter for fulfilment of the Allottee's obligations and the Allottee's obligations and the Promoter's rights shall in no way be affected or prejudiced thereby.
- 34.6 The properties and rights hereby agreed to be sold to the Allottee is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner save with the consent of the Vendor in writing. It is further agreed and clarified that any transfer of the said Unit by the Allottee shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.
- 34.7 If at any time hereafter there be imposition of any new or enhancement in any tax or levy or betterment fees or development charges or levies under any statute rules and regulations on the said Property and/or the Building as a whole and/or the said Unit or on the transfer thereof, the same shall be borne and paid by the Allottee proportionately or wholly as the case may be within 7 days of a demand being made by the Promoter without raising any objection thereto.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

34.8 For the purpose of facilitating the payment of the consideration, the Allottee shall be entitled to apply for and obtain financial assistance from recognised banks and/or financial institutions. In the event of the Allottee obtaining any financial assistance and/or housing loan from any bank and/or financial institution, the Promoter shall be entitled and are hereby authorised by the Allottee to act in accordance with the instructions of the bank and/or financial institution in terms of the agreement between the Allottee and the Bank and/or financial institution, SUBJECT HOWEVER the Promoter being assured of all amounts being receivable for sale and transfer of the said Unit and in no event the Promoter shall assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Allottee/s from such bank and/or financial institution.

34.9 This Agreement contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this Agreement be terminated or waived except by written consent by both parties. The Allottee acknowledges upon signing of this Agreement that no agreements, conditions, stipulations, representations, guarantees or warranties have been made by the Promoter or their agents, servants or employees other than what is specifically set forth herein.

34.10 Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee shall not be construed as waiver of any breach or non-compliance by the Allottee nor shall the same in any way or manner prejudice the rights to the Promoter.

34.11 The building shall bear the name "LAKE LIFE TOWNSHIP" unless changed by the Promoter from time to time at their absolute discretion.

34.12 The paragraph headings do not form a part of the agreement and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____ 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)

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER :

WITNESSES TO ALL THE ABOVE:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

Drafted by me

Advocate

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
Director

SCHEDULES**THE FIRST SCHEDULE ABOVE REFERRED TO:****(said Property)**

All That piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, and butted and bounded as follows:

On the North: **13 ft Wide Metal Road;**

On the South: **Land of Dag No. 536;**

On the East : **Boundary Wall;** and

On the West : **13 ft Wide Metal Road;**

THE SECOND SCHEDULE ABOVE REFERRED TO:**(UNIT)**

All That the **Residential Flat / Apartment bearing No. ____** containing a **Carpet Area of ____ Square Feet [Built-up Area** whereof being **____ Square Feet** more or less on the **____ floor** of the **Block ____** of the Building at the said Property described in the **First Schedule** hereinabove written (inclusive of the area of the balcony(ies) / verandah(s) being **____ Square Feet**) and total **Super Built Up Area** being **____ Square Feet**, which is inclusive of pro-rata share in the Common Areas and Installations] more or less and shown in the **Plan** annexed hereto, duly bordered thereon in "**Red**".

WITH Exclusive Right to use the Open Private Terrace/s / Roof attached to the said Flat containing an area of **____ sft.**, and shown in the **Plan** annexed hereto, duly bordered thereon in "**Blue**".

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

With right to park ____ motor car/s in the covered space in the **Ground Floor** of the Building, exact location to be identified by the Promoter on or before the Deemed Date of Possession.

With right to park ____ motor car/s in the open compound of the said Property, exact location to be identified by the Promoter on or before the Deemed Date of Possession.

THE THIRD SCHEDULE ABOVE REFERRED TO

PART-I

(Common Areas and Installations)

1. Land comprised in the said Property.
2. Entrance and exit gates of the Property.
3. Paths passages and open spaces in the building / Property for use of any Unit/Owner.
4. Entrance lobby in the ground floor of the building.
5. Driveways in the ground floor and parking Spaces of the Property.
6. Staircase including landing on all the floors of the said building upto top floor.
7. Lifts and lift machine room.
8. Stand-by diesel generator set of reputed make of sufficient capacity for lighting the lights at the common areas, for operation of lifts and pump and for supply of power in the said unit to the extent allocated to the owners herein and/or in the other Units during power failure and generator room in the ground floor of the building complex.
9. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s and meter room in the ground floor.
10. Water pump with motor and with water supply pipes to overhead water tank and with distribution pipes therefrom connecting to different units.
11. Underground water reservoir for domestic water with a pull on pumps installed thereat.
12. Waste water and sewerage evacuation pipes from the Units to drains and sewers to the municipal drain.
13. Boundary walls.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

14. Ultimate Roof

PART-II**(Fittings fixtures and amenities to be provided in the said Unit)**

Walls	Conventional brickwork
Wall finish	Interior- Plaster of Paris: Exterior combination of Primer .
Flooring	1. Vitrified tiles in all bedrooms, living/dining. Kitchen/Toilet flooring to be made with Marbel .
Kitchen	1) Kitchen platform to be made of granite. 1) Dado of ceramic tiles, upto a height of two feet from the platform. 2) Stainless steel sink
Toilet	1) Standard ceramic tiles on the wall upto 7' height. 1) Reputed brands of good quality sanitary ware and CP fittings. 2) Concealed plumbing and pipe work. 3) Provision for geyser water point .
Doors	1) Main Door wooden frame with lock & handel . 1) Door frame made of Sal . 2) Flush Solid core/Panel doors.
Windows	Fully glazed aluminium windows.
Electrical	1) Provision for adequate light points 1) Modular Switches.
Common Lighting	Overhead illumination for compound and street lighting inside the complex.
Wiring	Concealed copper wiring for electricity.
Air-Conditioning	Provision for air-conditioning in 1 Master bedroom .

For OAS Realtors Pvt. Ltd.
Rampal Anil Sh

Director

Amenities	1) 1 Lift per Block. Fire fighting equipment and extinguishers as required by law. 1) Adequate standby generator for common areas, services and apartments.
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THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses)

1. **Association / Maintenance Company:** Establishment and all other capital and operational expenses of the Association / Maintenance Company.
2. **Common Areas and Installations:** All charges and deposits for supply, operation and maintenance of common areas and installations.
3. **Electricity:** All charges for the electricity consumed for the operation of the common areas, machineries and installations.
4. **Litigation:** After handing over of possession all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas & Installations.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Areas & Installations of the Property, including the exterior or interior (but not inside any Unit) walls of the Buildings.
6. **Operational:** All expenses for running and operating all machinery, equipments and installations comprised in the Common Areas & Installations of the building, including lifts, generator, changeover switches, CCTV, if any, EPABX if any, pumps and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and the lights of the Common Areas & Installations of the building.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

7. **Rates and Taxes:** Municipal Tax, surcharge, Multistoried Buildings Tax, Water Tax, land revenue, khajana and other levies in respect of the Buildings and/or the Property and also for the common areas of the Property save those separately assessed on the Allottee.
8. **Staff:** The salaries of and all other expenses on the staff to be employed for the Common Purposes, viz. manager, caretaker, clerks, security personnel, liftmen, sweepers, plumbers, electricians etc. including their perquisites, bonus and other emoluments and benefits.
9. **Others:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

PART-I

The **Consideration** payable by the Allottee to the Promoter for sale of the said Unit shall be as follows:-

Head	Price
(i) Flat/Apartment No. ____, Floor ____; Block- ____, Carpet Area ____ sq. ft.; Built-up Area ____ sq. ft.; Super Built Up Area ____ sq. ft.;	Rs. ____
(ii) exclusive right to use the attached open Private Terrace/s / Roof measuring ____ Sq. Ft.;	Rs. ____
(iii) ____ number Car parking at the covered space in the Ground Floor of the Building;	Rs. ____
(iv) ____ number Car parking in the open compound of the said Property;	Rs. ____
Total	Rs. ____
Add : GST	Rs. ____

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK
Director

Less : Discount on account of GST input credit	Rs.____

Note : GST and discount are based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change.

PART-II
(Installments / Payment Plan)

The amount mentioned in **PART-I** of this **FIFTH SCHEDULE** hereinabove shall be paid by the Allottee to the Promoter by cheques / Pay Orders / Demand Drafts drawn in the name of "_____" or by online payment (as applicable) as follows:

PAYMENT SCHEDULE:

Booking Amount	10% of the Consideration (including Initial Token Amount)
On Agreement	10% of the Consideration
On Completion of Foundation upto plinth level of the Block booked	10% of the Consideration
On Completion of 1st floor Casting of the Block booked	10% of the Consideration
On Completion of 2nd Floor Casting of the Block booked	10% of the Consideration
On Completion of 3 rd Floor Casting of the Block booked	10% of the Consideration
On Completion of Top Floor Casting of the Block booked	10% of the Consideration
On Completion of brickwork of flat booked	10% of the Consideration

For OAS Realtors Pvt. Ltd.
Kampan Ali SX
Director

On Completion of flooring of flat booked	10% of the Consideration
On Possession of the Unit	10% of the Consideration

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Devolution of Title)

A. TITLE FROM DEED NO.5917/2018

- A(i). One Jahar Lal Saha was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534 recorded in L.R. Khatian No. 1168 corresponding to R.S. Khatian No.181 in Mouza-Gazipur, J.L. No.24, R.S. No.107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by way of inheritance from his demised father Panchu Charan Saha under the provision of the Hindu Succession Act., 1956, then in force.
- A(ii) the said Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in L.R. Khatian No.1168 corresponding to R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Premangshu Saha, by virtue of registered Deed of Gift, executed on 11.04.2017 and registered on 02.05.2017, duly registered in the

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2017, Pages from 39881 to 39898, Being No.161301882 for the year 2017.

- A(iii) the said Premangshu Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1646 in respect of the R.S. & L.R. Dag No. 534 of the said land.
- A(iv) the said Sri Premangshu Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in L.R. Khatian No. 1646 corresponding to R.S. Khatian No.181, in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, appertaining to, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin-743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 25.09.2018 and registered on 01.10.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 136822 to 136848, Being No. 161305917 for the year 2018.

B. TITLE FROM DEED NO.6551/2018

- B(i) One Jahar Lal Saha while seized and possessed of the said land in consideration for love and affection gifted, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181, corresponding

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sekh

Director

to L.R. Khatian No. 1168 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of his son Sri Shyamal Saha, son of Jaahar Lal Saha, by virtue of registered Deed of Gift, executed on 11.04.2017, registered on 02.05.2017, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2017, Pages from 39899 to 39916, Being No. 161301883 for the year 2017.

B(ii) The said Sri Shyamal Saha while seized and possessed of the said land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 1599 in respect of the R.S. & L.R. Dag No. 534 of the said land.

B(iii) The said Sri Shyamal Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 2.625 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181, corresponding to L.R. Khatian No. 1599 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 02.11.2018 and registered on 05.11.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1,

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sekh

Director

Volume No. 1613-2018, Pages from 148263 to 148288, Being No. 161306551 for the year 2018.

C. TITLE FROM DEED NO. 317/2019

- C(i) One Panchu Charan Saha, father of the said Hiralal Saha was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, by virtue of a registered Bengali Deed of Partition, dated 07.09.1953, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.1, Being No. 5621 for the year 1953.
- C(ii) the said Panchu Charan Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of Hiralal Saha, by virtue of a registered Deed of Sale, dated 16.04.1983, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 51, Pages from 74 to 77, Being No. 3353 for the year 1983.
- C(iii) Subsequently, the said Hiralal Saha duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of L.R. Khatian No. 1093 in respect of the said land.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director

C(iv) The said Hiralal Saha while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 5.25 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 corresponding to L.R. Khatian No. 1093 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, executed on 18.01.2019 and registered on 24.01.2019, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2019, Pages from 12230 to 12256, Being No. 161300317 for the year 2019.

C(v) By virtue of aforesaid three registered Deed of Sale the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Danga land measuring more or less an area of 06 Cottahs 05

For OAS Realtors Pvt. Ltd.
Ramjan Ali Sekh
 Director

Chattaks 38 Sq.ft. corresponding to 10.50 Decimals, lying and situate at R.S. & L.R. Dag No. 534, recorded in R.S. Khatian No.181 corresponding to L.R. Khatian No.1646, 1599 & 1093, in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly described in the hereunder written.

D. TITLE FROM DEED NO 5508/2018

D(i) One Dharanidhar Jana, since deceased was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146 in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and the said Dharanidhar Jana, since deceased seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

D(ii) The said Dharanidhar Jana while seized and possessed of the said land died intestate leaving behind him, four sons namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased), and 4. Bankim Chandra Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

D(iii) After demise of the said Dharanidhar Jana his surviving legal heirs namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased) and 4. Bankim Chandra Jana (since deceased), jointly entitled to the said land and accordingly they jointly recorded their names in the records of L.R. Settlement and finally, fully and published their names in the records of rights

For OAS Realtors Pvt. Ltd.

Rampal Ali SK

Director

- under L.R. Khatian Nos. 575 (Bankim Chandra Jana, since deceased) and 595 (Baburam Jana, since deceased) in respect of the said land.
- D(iv) the said Bankim Chandra Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, three brothers namely 1. Charu Chandra Jana, 2. Atul Krishna Jana (since deceased), 3. Baburam Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(v) thereafter the said Baburam Jana while seized and possessed of his respective share of land died intestate as a bachelor leaving behind him, two brothers namely 1. Charu Chandra Jana and 2. Atul Krishna Jana (since deceased), as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(vi) after demise of the said Bankim Chandra Jana and Baburam Jana their only surviving legal heirs or successors namely Charu Chandra Jana and Atul Krishna Jana (since deceased) jointly becomes the absolute lawful owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595 in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.
- D(vii) the said Atul Krishna Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, two sons namely Kalipada Jana and Panchanan Jana, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.
- D(viii) after demise of the said Atul Krishna Jana his surviving legal heirs and/or successors namely 1. Kalipada Jana, 2. Panchanan Jana, both sons of Late Atul Krishna Jana, along with 3. Charu Chandra Jana, son of Late Dharanidhar Jana, all of Gazipur, P.S. Bishnupur, District South 24 Parganas jointly seized and possessed of or

For OAS Realtors Pvt. Ltd.

Rampen Ali SK

Director

otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537 recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595 in Mouza - Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 26/02/1968, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No. I, Volume No. 31, Pages from 135 to 138, Being No. 2517 for the year 1968.

D(ix)

After purchasing the aforesaid land the said 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal becomes the absolute lawful joint owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals, lying and situate at R.S. & L.R. Dag No. 537 recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575 and 595, in Mouza - Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, and accordingly the Present Vendors herein duly recorded their names in the records of L.R. Settlement and finally, fully and absolutely published their names in the records of rights under L.R. Khatian No. 987 (Sukumar Mondal) AND L.R. Khatian No. 820 (Rabindra Nath Mondal) in respect of the said land.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

D(x)

The said 1. Sri Sukumar Mondal, and 2. Sri Rabindra Nath Mondal, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while jointly seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 6.54 Decimals along with other properties, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 571, 593, 987 & 820, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. IV at Alipore, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 131667 to 131699, Being No. 161305508 for the year 2018.

E. TITLE FROM DEED NO.5510/2018

E(a) One 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24

For OAS Realtors Pvt. Ltd.
Ramjan Ali Sekh
 Director

Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, by way of inheritance from their demise father namely Abdul Wahab Molla under the provision of the Mahamedan Act. of Law, then in force and the said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances.

E(ii) The said 1. Jamaluddin Molla, 2. Mozammel Haque Molla, 3. Manir Alam Molla, 4. Mossamat Ambia Bibi and 5. Mossamat Anowara Bibi jointly seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537, recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, by virtue of a registered Bengali Deed of Sale, dated 11.08.1981, duly registered in the office of S.R. at Bishnupur, recorded in Book No.I, Being No. 5781 for the year 1981 at a valuable consideration, mentioned therein.

E(iii) The said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal is absolutely seized and possessed of or otherwise well and sufficiently entitled to as a recorded owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 7.72 Decimals along with other properties, lying and situate at R.S. Dag No. 537 recorded in R.S. Khatian No. 146, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, , under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.

E(iv) the said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while seized and possessed of the aforesaid land duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 145, in respect of the said land.

E(v) The said Altaf Molla, son of Late Abdul Wahab Molla, of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 7.72 Decimals, along with other properties, lying and situate at R.S. & L.R. Dag No. 537, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian No. 145, in Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein, by virtue of a registered Deed of Conveyance, executed on 05.09.2018 and registered on 14.09.2018, in the office of A.D.S.R. at Bishnupur, recorded in Book No.1, Volume No. 1613-2018, Pages from 131725 to 131749, Being No. 161305510 for the year 2018.

E(vi) By virtue of aforesaid distinct five registered Deed of Sale the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bibirhat, P.O. Bakhrabat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, of Village Nandabhanga, P.O.

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sekh

Bakhrayat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Danga and Sali land measuring more or less an area of 24.76 Decimals out of which Danga land measuring more or less an area of 10.50 Decimals, recorded in R.S. Khatian No.181, corresponding to L.R. Khatian No. 1646, 1599 & 1093, appertaining to R.S. & L.R. Dag No. 534 AND Sali land measuring more or less an area of 6.54 Decimals, recorded in R.S. Khatian No. 146, corresponding to L.R. Khatian Nos. 575, 595, 987 & 820, appertaining to R.S. & L.R. Dag No. 537, AND Sali land measuring more or less an area of 7.72 Decimals, comprised in R.S. Khatian No. 146, under L.R. Khatian No. 145, appertaining to R.S. & L.R. Dag No. 537, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly described in hereunder written and accordingly the Present Vendor herein duly recorded its name in the records of the B.L. & L.R.O. and finally, fully and absolutely published its name in the records of rights under L.R. Khatian No. 1640 in respect of the said land.

E(vii) After recording its name the said **OAS REALTORS PRIVATE LIMITED** a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Bihirhat, P.O. Bakhrayat, P.S. Bishnupur, District South 24 Parganas, Pin-743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S.Behala, Kolkata-700034, the Present Vendor herein duly converted the aforesaid lands to Commercial Bastu before the Office of the Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata-700027, vide Memo No.57 (C)/151/3525 (B)/P/19, dated 02.07.2019 and to that effect the Office of the said Additional District Magistrate and District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8th & 9th Floor), Kolkata - 700027 has been changed the classification of the said lands to Commercial Bastu.

For OAS Realtors Pvt. Ltd.

Ramjan Anil SK
Director

Annexure "A"

Unless, in these presents, there be something contrary or repugnant to the subject or context:

- i) **ACT** shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- ii) **RULES** shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- iii) **REGULATIONS** shall means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- iv) **SECTION** shall means a section of the Act.
- v) **PROPERTY** shall mean piece and parcel of Commercial Bastu land measuring more or less an area of 15 (fifteen) Cottahs 00 (zero) Chittack 00 (zero) Sq.ft. corresponding to 24.76 Decimals, lying and situate at R.S. & L.R. Dag Nos. 534 & 537 recorded in L.R. Khatian No. 1640 corresponding to R.S. Khatian Nos. 181 & 146 in Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana-Magura, District Collectorate Touzi No.93, under Police Station-Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, under the jurisdiction of District Sub-Registrar - IV Office at Alipore, Sub-Registry Office A.D.S.R. Bishnupur, in the District South 24 Parganas, morefully and particularly mentioned and described in the **FIRST SCHEDULE** and wherever the context so permits shall include the building thereat.
- vi) **PROJECT/ BUILDING / NEW BUILDING** shall mean the new residential building named " _____ " under construction at the said Property presently consisting of a Ground Floor and four upper storied building, containing several independent and self contained flats, parking spaces and other constructed areas.

For OAS Realtors Pvt. Ltd.

Ramjanu Ali SK

Director

- vii) **ALLOTTEES / CO-OWNERS** according to the context shall mean the persons who for the time being, own any Unit in the Building or have agreed to purchase the same and have taken possession thereof (including the Promoter for those units and other constructed spaces not alienated by them and/or reserved and/or retained by them for their own exclusive use).
- viii) **COMMON AREAS AND INSTALLATIONS** shall mean the common areas installations and facilities in and for the premises mentioned and specified in **PART-I** of the **THIRD SCHEDULE** and expressed by the Promoter for common use and enjoyment of the allottees **BUT** shall not include the parking spaces, roofs/terraces at different floor levels attached to any particular flat or flats as dealt with herein, 50% of the top roof or roofs of the Building/s as dealt with later in these presents, and other open and covered spaces at the Premises and the Building which the Promoter may from time to time express or intend not to be so included in the common areas and installations.
- ix) **COMMON EXPENSES** shall mean and include all expenses for the maintenance management upkeep and administration of the premises and the building and in particular the Common Areas and Installations and rendition of common services in common to the allottees and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be borne paid contributed and shared by the allottees.
- x) **COMMON PURPOSES** shall mean and include the purposes of managing maintaining and upkeeping the building and the premises and in particular the Common Areas and Installations rendition of common services in common to the allottees, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the allottees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

- xi) UNITS** shall mean the independent and self-contained flats and/or units and/or other constructed areas (capable of being independently and exclusively used and enjoyed) in the Building at the said premises and wherever the context so permits or intends shall include the Parking Space/s and/or roof/s and/or terrace/s, if any, attached to the respective flat(s) and also the proportionate undivided share in the common areas and installations, attributable thereto.
- xii) PARKING SPACES** shall mean covered parking spaces in or portions of the Building at the premises and also the open parking spaces in the open compound at the ground level of the premises as expressed or intended by the Promoter at their sole discretion for parking of motor cars.
- xiii) CARPET AREA** according to the context shall mean the net usable floor area of any Flat / Apartment, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Flat / Apartment.
- xiv) BUILT-UP AREA** according to the context shall mean and include the plinth area of any unit in the building (including the area of the balconies therein and/or attached thereto and also including the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such Unit).
- xv) SUPER BUILT UP AREA** according to the context and in relation to a particular unit shall mean and include the Built-Up Area of such Unit **AND** shall include the proportionate share of the areas of the common areas in the Building and the Premises, **it being clarified that** in case of units having exclusive right to use any Open Private Terraces and/or divided and demarcated portion of the top roof of the building attached thereto, then one-half of the area of such Open Private Terraces / portion of the Top Roof shall be taken into consideration for arriving at the Super Built Up Area of such unit.

xvi) PROPORTIONATE OR PROPORTIONATELY according to the subject or context shall mean the proportion in which the Super Built Up Area of any Unit may bear to the Super Built Up Area of all the Units in the said building **PROVIDED THAT** where it refers to the share of the allottees in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user thereof).

xvii) SAID UNIT/APARTMENT shall mean the **Flat No. ____** on the ____ floor of the **Block-____** of the Building to be constructed at the said premises morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written with fittings and fixtures to be provided therein by the Promoter as mentioned in **PART-II** of the **THIRD SCHEDULE** hereunder written **and wherever the context so permits** shall include the Allottee's proportionate undivided variable indivisible share in the Common Areas and Installations **and further wherever the context so permits** shall include the right of parking one or more motor car/s in or portion of the parking space, if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE and further wherever the context so permits** shall include the exclusive right to use the Open Private Terrace attached to the said Flat if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE and further wherever the context so permits** shall include the Exclusive Right to use the divided and demarcated portion of the top roof of the building if so specifically and as expressly mentioned and described in the withinstated **SECOND SCHEDULE.**

xviii) MAINTENANCE COMPANY shall mean any Company incorporated under any provision of the Companies Act, 1956 or an Association or a Syndicate / Committee or a Society or a Firm or any other Entity that may be formed by the Promoter for the common purposes having

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

such rules regulations byelaws and restrictions as be deemed proper and necessary by the Promoter in their absolute discretion.

- xix) MAINTENANCE-IN-CHARGE** shall upon formation of the Maintenance Company and its taking over charge of the acts relating to the Common Purposes from the Promoter shall mean the Maintenance Company and till such time the Maintenance Company is formed and takes over charge of the acts relating to the Common Purposes shall mean the Promoter or any one or more of them.
- xx) DEEMED DATE OF POSSESSION/ DATE OF COMMENCEMENT OF LIABILITY** shall mean the date on which the Allottee takes actual physical possession of the said Unit after fulfilling all his liabilities and obligations in terms of this agreement or the date of expiry of the period specified in the notice by the Promoter to the Allottee to take possession of the said Unit in terms of this agreement irrespective of whether the Allottee takes actual physical possession of the said Unit or not, whichever be earlier.
- xxi) ARCHITECTS** shall mean **M/s.BHATTACHARYA & ASSOCIATES** or such other Architects as may be appointed by the Promoter from time to time for the project;
- xxii) ADVOCATES** shall mean _____ appointed by the Promoter for the project;
- xxiii) PLAN** shall mean the plan for construction of the Building for the time being sanctioned by the Zilla Parishad, South 24 Parganas vide Building Permit No.596/726/KMDA dated 1st October 2019 and shall include sanctionable modifications thereof and/or alterations thereto as may be made from time to time by the Promoter.
- xxiv)** Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.
- xxv)** Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

NEUTER GENDER; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

(xxvi) The expression **ALLOTTEE** shall be deemed to mean and include:

- (a) In case the Allottee be an individual or a group of persons, then his, her or their respective heirs legal representatives executors and administrators;
- (b) In case the Allottee be a Hindu Undivided Family, then its members / coparceners for the time being and their respective heirs legal representatives executors and administrators;
- (c) In case the Allottee be a partnership firm or an LLP, then its partners for the time being and their respective successors heirs legal representatives executors administrators;
- (d) In case the Allottee be a Company, then its successors or successors-in-office;

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

Annexure "B"

1. **MANAGEMENT, MAINTENANCE AND COMMON ENJOYMENT:** As a matter of necessity, the ownership and enjoyment of the units by Allottees shall be consistent with the rights and interest of all the other Allottees and in using and enjoying their respective units and the Common Areas and Installations, each of the Allottees shall be bound and obliged:

- (a) to co-operate with the Maintenance In-charge in the management and maintenance of the said Premises and the common purposes;
- (b) to observe fulfil and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Premises and in particular the Common Areas and Installations, and other common purposes, as may be made and/or framed by the Promoter and/or the Maintenance Company, as the case may be;
- (c) to allow the Maintenance In-charge and their authorised representatives with or without workmen to enter into their units at all reasonable times for want of repairs and maintenance of the Building and the common purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in their units within seven days of giving of a notice in writing by the Maintenance In-charge thereabout;
- (d) to use their respective flats (and utility rooms etc.) only for the private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.);
- (e) to use the car parking spaces, if any granted and/or agreed to be granted only for the purpose of parking of medium sized motor cars.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

- (f) not to use the ultimate roof (common roof) of the Building or the Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees .
- (g) to use the Common Areas and Installations only to the extent required for ingress to and egress from their respective units of men and materials and passage of utilities and facilities.
- (h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobbies , landings etc., in the premises free from obstructions or encroachments and in a clean and orderly manner and not to store or allow any one to store any goods articles or things therein or thereat or in any other common areas of the premises.
- (i) not to claim any right whatsoever or howsoever over any unit or portion in the premises save their units.
- (j) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Building save a letter-box at the place in the ground floor as be expressly approved or provided by the Promoter and decent nameplates outside the main gates of their units. It is hereby expressly made clear that in no event any Allottees shall open out any additional window or any other apparatus protruding outside the exterior of his flat / unit.
- (k) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the said Premises or may cause any increase in the premia payable in respect thereof.
- (l) not to alter the outer elevation of the Building or any part thereof nor decorate the exterior of the Building or the premises otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- (m) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the top roof, staircase, lobby, landings,

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

pathways, passages or in any other Common Areas and Installations nor into lavatories, cisterns, water or soil pipes serving the Building nor allow or permit any other person to do so.

- (n) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Building.
- (o) To keep their respective units and party walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Unit in the Building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the Building and not to do or cause to be done anything in or around their respective units which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to their respective units. In particular and without prejudice to the generality to the foregoing, the Allottees shall not make any form of alteration in the beams and columns passing through their respective units or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- (p) not to let out transfer or part with the possession of the parking spaces agreed to be allotted and/or granted to them independent of the flats agreed to be sold to them nor vice versa, with the only exception being that they shall be entitled to let out transfer or part with possession of their parking spaces independent of their flats to any other Allottees of flat in the Building and none else.
- (q) In case any Open Private Terrace be attached to any flat, then the same shall be a property / right (as applicable) appurtenant to such flat and the right of use and enjoyment thereof shall always travel with such flat and the following rules terms conditions and covenants shall be applicable on the Allottee thereof in relation thereto:
- i) The Allottee thereof shall not be entitled to sell convey transfer or assign such Open Private Terrace independently (i.e.

For OAS Realtors Pvt. Ltd.

Rampen Ali SK

Director

- independent of the flat owned by such Allottee in the said building);
- ii) The Allottee thereof not make construction of any nature whatsoever (be it temporary or permanent) on such Open Private Terrace nor cover the same in any manner, including *Shamianas* etc.;
 - iii) The Allottee thereof not install a tower or antenna of a mobile phone company or display hoardings or placards.
 - iv) The Allottee thereof not convert the same into a garden or add weight thereto by bringing in mud or soil or any other material or do any act deed or thing which could affect the structural stability of the building. However, the Allottee thereof may decorate the same with reasonable quantity of potted plants.
- (r) In the event any Allottees has been allotted any car parking space within the premises, then such Allottees shall be bound and obliged to observe fulfill and perform the following terms and conditions:
- (i) The Allottees shall use such Parking Space only for the purpose of parking of its own medium sized motor car and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the right to park one medium sized motor car thereat;
 - (ii) The Allottees shall not be entitled to sell transfer or assign such parking space or his right of parking car at such Parking Space or allow or permit any one to park car or other vehicle at such Parking Space as tenant, lessee, caretaker, licensee or otherwise or part with possession of such Parking Space, independent of his Unit, to any person;
 - (iii) The Allottees shall not make any construction of any nature whatsoever in or around such Parking Space or any part thereof nor cover such parking space by erecting walls / barricades etc. of any nature whatsoever;

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK

- (iv) The Allottees shall not park nor allow or permit anyone to park motor car or any other vehicle nor shall claim any right of parking motor car or any other vehicle in or at the driveways pathways or passages within the said premises or any other portion of the premises save at the allotted Parking Space;
- (v) The Allottees shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the Maintenance Company with regard to the user and maintenance of the parking spaces in the said building and the said premises.
- (vi) The Allottees shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such Parking Space, if and as applicable, and shall indemnify and keep saved harmless and indemnified the Promoter with regard thereto.
- (s) In the event any Allottees has been allotted any servant's quarter, whether jointly with the flat or independently, then such Allottees shall be bound and obliged to observe fulfill and perform the following terms and conditions:
- (i) The Allottees shall use such servant's quarter only for the purpose of residence of his servant and for no other purpose whatsoever;
- (ii) The Allottees shall not be entitled to sell transfer or assign to any person such servant's quarter or allow or permit any one to use such servant's quarter as tenant, lessee, caretaker, licensee or otherwise or part with possession of such servant's quarter, independent of his Unit,;
- (iii) The Allottees shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

Maintenance Company with regard to the user and maintenance of the servant's quarters.

- (iv) The Allottees shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such servant's quarter and shall indemnify and keep saved harmless and indemnified the Promoter with regard thereto.
- (t) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral deed or activity in or through their units.
- (u) not to slaughter or kill any animal in any area (including common areas / parking areas etc.) under any circumstances whatsoever, including for any religious purpose or otherwise.
- (v) not be entitled to nor permitted to make any structural changes / modifications to their respective units or any part thereof Provided That internal finishing work may be carried out by the Allottees in a lawful manner.
- (w) not make construction of any nature whatsoever (be it temporary or permanent) in or about the balcony / terraces etc., nor cover the same in any manner, including *Shamianas* etc.
- (x) not to fix or install air conditioners in their respective flat save and except at places where provision has been made by the Promoter installation of the same. In case of and in the event any Allottees installs air conditioner/s at any place other than the places earmarked and/or specified for the same, then and in that event, the such Allottees shall be liable to pay to the Promoter penalty charges of a sum equivalent to Rs.500/- (Rupees Five Hundred) only per sq. ft., of the super built up area of such Allottee's flat and shall also forthwith remove the air conditioner/s. Further, before installation, the Allottees shall also get the layout plan of the air conditioner/s to be installed in their respective flats approved by the Promoter and

For OAS Realtors Pvt. Ltd.
Ramjan Ali SK

shall further ensure that all water discharged by the split air conditioning units is drained within their respective flats.

- (y) not to close or permit the closing of verandahs, lounges, balconies, lobbies or the common areas and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, balconies, lounges or any external walls or the fences of external doors and windows including grills of the flat which in the opinion of the Promoter or the Maintenance Company differs from the colour scheme of the building or deviation of which in the opinion of the Promoter or the Maintenance Company may affect the elevation in respect of the exterior walls of the building and if so done by any Allottee, such Allottee shall be liable to pay to the Promoter, liquidated damages assessed @Rs. 20/- (Rupees Twenty) only per sq. ft. of the super built up area of such Allottee's flat. Such Allottees shall also be liable to reimburse to the Promoters and/or the Maintenance Company, the actual costs, charges and expenses plus ___% (___Percent) of such actual costs, charges and expenses, for restoring the concerned flat to its original state and condition, for and on behalf of and as the agent of such Allottee.
- (z) not to make in the flat any structural addition or alteration and/or cause damage to beams, columns, partition walls etc. and in case of default the defaulting Allottees shall be liable to pay to the Promoters penalty charges of a sum equivalent to Rs. 20/- (Rupees Twenty) only per sq. ft., of the super built up area of the concerned flat.
- (aa) to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations with regard to user and operation of water, electricity, drainage, sewerage, lifts, tube-well generator and other installations and amenities at the said premises including those under the West Bengal Fire Service Act and rules made thereunder and shall indemnify and keep the Promoters saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on their part.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

- (bb) maintain at their own costs, their respective units in the same good condition state and order in which the same be delivered to them and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to Fire Safety under the West Bengal Fire Services Act and the rules made thereunder) of the Government, The Nahazari Gram Panchayet, Zilla Parishad, South 24 Parganas, Kolkata Metropolitan Development Authority, WBSEB Limited, Fire Brigade, and/or any statutory authority and/or local body with regard to the user and maintenance of their respective units as well as the user operation and maintenance of the lifts, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the premises and to make such additions and alterations in or about or relating to their respective units and/or the Building as be required to be carried out by them, independently or in common with the other Allottees as the case may be without holding the Promoters in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Promoters and the Maintenance In-charge and each of them saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on the part of the Allottees .
- (cc) to apply for and obtain at their own costs separate apportionment / assessment and mutation of their respective units, as may be permissible, in the records of The Nahazari Gram Panchayet .
- (dd) to bear and pay and discharge exclusively the following expenses and outgoings:-
- i) Municipal rates and taxes and water tax, if any, assessed on or in respect of their respective units directly to the Nahazari Gram Panchayet Provided That so long as their respective units are not assessed separately for the purpose of such rates and taxes, the each Allottees shall (if so directed by the

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK

Director

Promoters) pay and/or deposit in the Suspense Account of the Nahazari Gram Panchayet proportionate share of all such rates and taxes assessed on the Premises or pay the same to the Promoters as the Promoters may direct. Each Allottees shall also be liable for payment of proportionate share of land revenue and khajana payable in respect of the said Premises;

- ii) All other taxes impositions levies cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of their respective units or the Building or the said Premises as a whole and whether demanded from or payable by the Allottees or the Promoters and the same shall be paid by the Allottees wholly in case the same relates to their respective units and proportionately in case the same relates to the Building or the said Premises as a whole.
- iii) Electricity charges for electricity consumed in or relating to their respective units and until a separate electric meter is obtained by the Allottees for their respective units, the Promoters and/or the Maintenance In-Charge shall (subject to availability) provide a reasonable quantum of power in their respective units from their own existing sources and the Allottees shall pay electricity charges to the Maintenance In-charge based on the reading shown in the sub-meter provided for their respective units at the rate at which the Maintenance In-charge shall be liable to pay the same to the supplier thereof.
- iv) Charges for enjoying and/or availing excess power (i.e. in excess of that agreed under their respective Flat Sale Agreements) from the common Generator installed / to be installed and the same shall be payable to the Maintenance In-charge And also charges for using enjoying and/or availing any other utility or facility, if exclusively in or for their respective units, wholly and if in common with the other Allottees , proportionately to the Promoters or the appropriate authorities as the case may be.

For OAS Realtors Pvt. Ltd.
Rampal Ali SK

- v) Proportionate share of all Common Expenses (including those mentioned in the **Third Schedule** hereunder written) payable to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottees shall pay to the Maintenance In-charge, a minimum of maintenance charges calculated @Rs.1/= (Rupees One) only per square foot per month of the Super Built Up Area of their respective units. The said minimum rate shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services.
- vi) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottees in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by the supplier from its consumers for the delay payment of its bills).
- (ec) to observe such other covenants as be deemed reasonable by the Promoters and/or the Maintenance Company from time to time for the common purposes.
2. Unless otherwise expressly mentioned elsewhere in their Flat Sale Agreements / Sale Deeds, all payments mentioned above shall be made within 7th day of the month for which the same be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being made by the Maintenance In-charge. The bills and demands for the amounts payable by the Allottees shall be deemed to have been served upon the Allottees, in case the same are left in their respective Units or in the letter boxes in the ground floor of the Building earmarked for their respective Units.
3. In the event of any of the Allottees failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and

For OAS Realtors Pvt. Ltd.
Ramjan Ah SK
 Director

taxes, Common Expenses or any other amount payable by them as aforesaid and/or in observing and performing their covenants terms and conditions hereunder, then without prejudice to the other remedies available to the Maintenance In-charge against the defaulting Allottees, such defaulting Allottees shall be liable to pay to the Maintenance In-charge interest at the rate of 2% (percent) per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to:

- (i) disconnect the supply of electricity to the unit of the defaulting Allottees;
- (ii) withhold and stop all other utilities and facilities (including lift, generator etc.,) to the defaulting Allottees and his / her / its / their employees, servants, visitors, guests, tenants, licensees and/or his / her / its / their unit;
- (iii) to demand and directly realise rent and/or other amounts becoming payable to the defaulting Allottees by the tenants or licensees or other occupant in respect of the unit of the defaulting Allottees.

3.1 It is also agreed and clarified that in case any Allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including disconnection of electricity, water etc.), then the Allottee shall not hold the Promoters or the Maintenance In-charge responsible for the same in any manner whatsoever.

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director

DATED THIS ____ DAY OF _____ 20__

BETWEEN

... PROMOTERS

AND

____ & ANR.
... ALLOTTEE

AGREEMENT FOR SALE

(Unit No. ____ on the ____ Floor in the
Block ____ of the Project "____")

For OAS Realtors Pvt. Ltd.

Ramjan Ali SK
Director