

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is executed on this the day of May, Two Thousand Nineteen.

By and Between

(1) **SMT. RATNA CHAKRABORTY (PAN AUQPC3502M)**, wife of Sri Biplab Kumar. Chakraborty, residing at 128/4, Mahendra Banerjee Road, Behala, Kolkata – 700 060 (2) **SRI RANJIT KUMAR GOSWAMI (PAN AZSPG3567H)**, son of late late Nilmoni Goswami (3) **SMT KHUKU CHOWDHURY (PAN APTPC7249H)**, wife of late Benoy Bhusan Chowdhury (4) **SMT MIRA BOSE (PAN BEAPB2826J)**), wife of late Chittaranjan Bose (5) **SMT BIJALI GOSWAMI (PAN AXGPG0456M)**, wife of late Anil Kumar Goswami, all owners no. 2,3,4,and 5 are residing at 6/83B, Bijoygarh, Kolkata – 700 032. (6) **SMT BANANI LASKAR (PAN AGRPL4447K)**, daughter of late Anil Kr. Goswami, residing at 15, Regent Place, Kolkata – 700 040, (7) **SRI SOMNATH GUHA (PAN AGJPG1151D)**, son of late Sukhoranjan Guha, residing 84A, Pallisree, Kolkata – 700 092, (8) **SRI PRABIR SENGUPTA (PAN AJIPS7760A)**, son of Sri Ranjit Sengupta, residing at G-97, Baghajatin Colony, Kolkata – 700 086, all by nationality Indian, all by religion Hindu, all hereinafter collectively called and referred to as the OWNERS (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the “**FIRST PART**”.

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M/S S.S.CONSTRUCTION (PAN ABOFS1049Q), a partnership firm having its office at No. 1/117A, Azadgarh Colony, Police Station – Jadavpur, Kolkata – 700 040, represented by its partners (1) **SRI PRABIR SENGUPTA (PAN AJIPS7760A)**, son of Sri Ranjit Sengupta and (2) **SMT KRISHNA SENGUPTA (PAN BLYPS3010C)**, wife of Sri PrabirSengupta, both residing at No. G-97, Baghajatin Colony, Kolkata – 700 086, hereinafter be referred to as the “**DEVELOPER**” (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of the “**SECOND PART**”.

A N D

(1) SRI _____(PAN), son/wife of
and (2) _____, son/wife of
, both by faith Hindu, both by occupation- _____, both residing at _____,
Police Station- _____, Post Office- _____,

, both hereinafter collectively referred to as the “**PURCHASERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the “**THIRD PART**”.

The Vendors Promoter and Allottee shall hereinafter collectively be referred to as the Parties" and individually as a "Party"

WHEREAS:

1. The Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the plot as hereunder in CS Dag(plot) no. 2228(P), Mouza- Arakpur, Police Station – Sonarpur in the District South 24-Parganas under the provisions of LDP Act 1948/LA Act I of 1894.

2. By an Indenture (of Gift)executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Smt. Ratna Chakraborty, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No.II, Pages 117 to 120, Being No. III for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the doneetherein, all that the homestead land measuring about 13chittack04square feet appertaining to E/P No. 1073B, SP 2365/2, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-I).

3. By an Indenture (of Gift)executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Anil Kumar Goswami since deceased, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No.II, Pages 109 to 112, Being No. 112 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 12 chittack19square feet appertaining to

E.P. No. 1073D, S.P. 2365/4, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-II).

4. By an Indenture (of Gift)executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part Sri Ranjit Goswami, referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No.II, Pages 105 to 108, Being No. 111 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack13square feet appertaining to E/P No. 1073C, S/P 2365/3, CS Plot No. 2228(P), J.L. No. 39, Mouza - Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-III).

5. By an Indenture (of Gift)executed on 20.03.2004 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Dilip Kumar Goswami since deceased, Kukhu Chowdhury and Mira Bose, all collectively referred to therein as the donees of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No.III, Pages 81 to 84, Being No. 171 for the year 2004, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 01cottah 02chittack24square feet appertaining to E/P No. 1073, SP 2365, CS Plot No. 2228(P), J.L. No. 39, Mouza- Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO-IV).

6. By an Indenture (of Gift)executed on 19.07.2000 made between the Governor of the State of West Bengal, referred to therein as the donor of the one part and Murari Mohan Goswami referred to therein as the donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No. I, Volume No. II, Pages 112 to 116, Being No. 113 for the year 2000, the donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donees therein, all that the homestead land measuring about 13 chittack 02 square feet appertaining to E/P No. 1073A, S.P. No. 23651, CS Plot No. 2228(P), J.L. No. 39, Mouza – Arakpur, Police Station - Jadavpur, District South 24-Parganas (hereinafter be referred to as the SAID PLOT NO -V).

7. By an indenture for sale executed on 03.12.2014 made between the said Murari Mohon Goswami, referred to therein as the vendor of the one part and Sri Somnath Guha, referred to therein as the purchaser of the other part, registered in the office of Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 37, Pages 4251to 4265, Being No. 08872 for the year 2014, the vendor therein, for the consideration mentioned therein, agreed to sell, transfer, grant, assign and assure to and in favour of the purchaser therein, all his 1/4th undivided share of the SAID PLOT NO. V). Prior to that deed of sale the parties in the indenture entered into an agreement for sale executed on 02.07.2009 which was registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 18, Pages 813 to 825, Being No. 04028 for the year 2009.

8. The said Anil Kumar Goswami died intestate on 26.11.2002 leaving behind him and survived by his wife Smt. BijaliGoswami and only daughter Smt. BananiLaskar. Under the Dayabhangaschool of the Hindu Law, upon the death of the said Anil Kumar Goswami, the

said plot No. II in entirety devolved upon his legal heiresses as aforesaid in proportion of undivided $\frac{1}{2}$ share each.

9. Thus Dilip Kumar Goswami, since deceased KhukuChowdhury and Mira Bose became owners of land in the said premises in proportion of undivided $\frac{1}{3}$ rd share each in the said plot No. IV.

10. Dilip Kumar Goswami, as aforesaid, a confirmed bachelor till his death, died intestate on 04.02.2006 leaving behind him and survived by his following heirs :-

- i) Murari Mohan Goswami (full blood brother),
- ii) Ranjit Kumar Goswami (full blood brother)
- iii) KhukuChowdhury (full blood sister) and
- iv) Mira Bose (full blood sister)

11. Under the provisions of the Dayabhaga Schools of Hindu Law of succession after demise of Dilip Kumar Goswami as aforesaid, his undivided $\frac{1}{3}$ rd share in the said premises devolved upon his heirs and heiresses as aforesaid in proportion .of undivided $\frac{1}{4}$ th share each.

12. By an indenture for sale executed on 23.12.2014 made between the said Murari Mohon Goswami, referred to therein as the vendor of the one part and Sri Prabir Sengupta referred to therein as the purchaser of the other part, registered in the office of Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. , Pages to , Being No. for the year 2013, the vendor therein, for the consideration mentioned therein, agreed to sell, transfer, grant, assign and assure to and in favour of the purchaser therein, all his $\frac{1}{4}$ th undivided share of the SAID PLOT NO. IV). Prior to that deed of sale the parties in

the indenture entered into an agreement for sale executed on 25.02.2010 which was registered in the office of Addl. Dist. Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 7, Pages 276 to 288, Being No. 01409 for the year 2010.

13. Total area of land scattered in plot no. I, plot no. II, plot no. III, plot no. IV and plot no. V comes in aggregate ALL THAT the piece and parcel of the land measuring 5 cottah 11 chittack be the same or a little more or less, in the Kolkata Municipal Corporation premises no. 35/6/20, Mina Para Road, the Kolkata Municipal Corporation ward No. 95, Police Station – Jadavpur, Kolkata - 700 078, District – South 24-Parganas (more fully and particularly described in the first schedule hereunder written and hereinafter referred to as the SAID PREMISES).

14. The vendors entered on 08.06.2016 into an agreement with the developer for developing the said premises by constructing a multi storied building in the said premises for the terms and conditions mentioned therein.

15. The developer in pursuance of the said development agreement will make construction of building in the land of the said premises comprising of several self-independent units of residential flats and car parking spaces and commercial space (hereinafter for brevity be referred to as the SAID BUILDING).

16. The developer, has offered to sell and the purchasers have agreed to purchase ALL THAT one flat measuring about square feet super built-up area on the floor and one car parking space measuring about square feet (more fully and particularly described in the second schedule hereunder written) which includes the undivided share in the common area in the building (more fully and particularly described in the third schedule

hereunder written) at and for a price of Rs. (Rupees) only payable to the developer and the vendors have agreed to transfer undivided proportionate share of land in the said premises attributable to the said flat and the said car parking space and the vendor has agreed to transfer undivided share of land in the said premises attributable thereto. (The said flat, the said car parking space and the said common areas along with the undivided proportionate share of land attributable thereto hereinafter altogether for brevity hereinafter be referred to as the 'SAID PROPERTY').

15. Prior to execution of this agreement the vendors and the developer made the following representations to the purchaser:

- i. the vendors are joint owners in respect of the said premises free from all encumbrances.
- ii. the vendors and/or the developer have full power and absolute authority to sell the said property to the purchasers.
- iii. the said property has a good and marketable title and the same is not kept mortgaged.

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 paragraph no. 16

- 1.2 The Total Price for the Flat and Car Parking Space based on the carpet area is Rs._____ (Rupees_____) only (Give break up and description):

Block/Building/Tower No._____	Rate of Apartment per square feet
Flat No._____	
Type : Residential/ Commercial	
Floor_____	
Total Price (in Rupees)	

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

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

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Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Flat and Car Parking Space
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied. in connection with the construction of the Project payable by the Promoter, 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 in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition. the Promoter shall provide to the Allottee the details of the taxes paid or demanded

along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

- (iv) The Total Price of [Apartment] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes. cost of providing electric wiring, electrical connectivity to the apartment, lift. water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas. maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment] and the Project.

- 1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/ regulation to that effect along with (he demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the Allottee.

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @-% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc, on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.
- 1.7 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, If there is reduction in the carpet area then the 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 Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [Apartment];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them, It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
- (iii) That the computation of the price of the [Apartment/Plot 1 includes recovery of price of land, construction of (not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes. cost of providing electric wiring. electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint. marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the

[Apartment]and the Project;

- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project andhis apartment/plot, as the case may be.

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

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

- 1.11 The Allottee has paid a sum of Rs._____ (Rupees_____ only) as booking amount being part payment towards the Total Price of the [Apartment/lot] at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment] as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the allotted delays in payment towards any amount which is payable.

2. MODE OF PAYMENT:

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

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/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 the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable Law. The Allottee understands and agrees that in the event of any failure on 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 subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws, The Promoter shall not be responsible towards any third party making payment remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the [Apartment/Plot] to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the [Apartment] and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms in this Agreement. (he Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the [Please insert the relevant State laws] and shall not have an option to make any variation /alteration/modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT:

7.1. Schedule for possession of the said [Apartment] - The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the [Apartment] along with ready and complete common areas with all specifications, amenities and facilities of the project in place on _____ unless here is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other

calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the -[Apartment],

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2. Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the [Apartment], to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter, The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the

completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment, as the case may be, to the allottee at the time of conveyance of the same.

7.3. Failure of Allottee to take Possession of [Apartment] 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.

7.4 Possession by the Allottee-- After obtaining the occupancy certificate and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottee 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 documents 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 completion certificate].

7.5. Cancellation by Allottee - The Allottee shall have the right to cancel/ withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the

allottee within 45 days of such cancellation.

- 7.6.** Compensation - The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for 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/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due;

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

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project:
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land];

There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment];

All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment] and common areas;

- (iv) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

- (v) 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;
- (vi) 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:
- (vii) 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 allottees or the competent authority, as the case may be;
- (viii) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property:
- (ix) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment. plot or building, as the case may be, along with common areas (equipped with all the specifications. amenities and. facilities) has been handed over to the allottee and

the association of allottees or the competent authority, as the case may be;

- (x) 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 or 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, Allottee is entitled to the following:

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

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

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

- (i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond _____ consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the

[Apartment] in favour of the Allottee and refund the money paid to him by the allottee by deducting the hooking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

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

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter on receipt of Total Price of the [Apartment] as per para 1 .2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment] together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be. to the allottee:

[Provided that, in the absence of local law. the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee Fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

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

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

12. DEFECT LIABILITY:

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

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

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

14. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the (project name), 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 .riot be permitted to use the services areas and the basements in any

manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

15. COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1. Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment or Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

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

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 for maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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

The Parties are entering into this Agreement for the allotment of a [Apartment /Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

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

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

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

The Promoter has assured the Allottees that the project in its entirety is in accordance

with the provisions of the _____

20, BINDING EFFECT:

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

21. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND:

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the [Apartment] 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 [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees,
- 24.2. Failure on the part of the 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] in the Project

27. FURTHER ASSURANCES:

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

28. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at

the office of the Sub-Registrar at _____ (specify the address of the Sub-Registrar).

Hence this Agreement shall be deemed to have been executed at _____.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

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

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

30. JOINT ALLOTTEES:

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

31. SAVINGS:

Any application letter, allotment Letter, agreement, or any other document signed by the allottee in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot 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 under the Arbitration and Conciliation Act, 1996.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

For self and as constituted attorney of

(1) RATNA CHAKRABORTY (2) RANJIT
KUMAR GOSWAMI(3) KHUKU
CHOWDHURY(4) MIRA BOSE(5) BIJOLI
GOSWAMI(6) BANANI LASKAR
(7)SOMNATH GUHA

(VENDORS)

SIGNED AND DELIVERED BY THE WITHIN NAMED:

(1) Signature _____
Name_____

Address_____

(2) Signature _____
Name_____

Address_____

(PURCHASERS)

SIGNED AND DELIVERED BY THE WITHIN NAMED:

For S.S.CONSTRUCTION

On the South : By 40' feet K. M. C. Road
 On the East : By plot E. P No. 1072
 On the West : By plot E. P No. 1074 & plot E. P No. 1073

SCHEDULE "B"

(description of flat and car parking space hereby sold and conveyed)

ALL THAT piece and parcel of one self contained finished flat measuring square feet super built up area, be the same or a little more or less on the floor and one open car parking space measuring , be the same or a little more or less, in the ground floor of the building along with impartible share or interest on the land underneath, at 35/6/20, Mina Para Road, the Kolkata Municipal Corporation ward No. 95, Police Station – Jadavpur, Kolkata - 700 092, District – South 24-Parganas together with all easement right of common area, passage, entrance and exit to and from the said building and premises with other common utilities and amenities thereto.

SCHEDULE "C" (payment plan)

- | | | |
|----|--------------------------------------|-------|
| a. | Upon execution of the Agreement | : Rs. |
| b. | Upon casting of the First floor | : Rs. |
| c. | Upon casting of the Second floor | : Rs. |
| d. | Upon casting of the Third floor | : Rs. |
| e. | Upon casting of the Fourth floor | : Rs. |
| f. | Upon execution of deed of conveyance | : Rs. |

SCHEDULE "C"
(Technical specifications, amenities and facilities)

FOUNDATION:

The foundation of the building shall be reinforced cement concrete.

STRUCTURE:

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION:

Attractive designed front elevation with exclusive finish.

WALLS:

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick,. Both to be bounded with cement mortar.

PLASTERING:

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING:

All and other flooring and skirting inside the flat including the balcony shall be made with marble. The toilets shall have 6' glazed white ceramic tiles with marble flooring. The kitchen will have marble flooring with situ gray.

DOORS:

All doors frame will be made of sal wood. The main door will be of solid wood. Internal door shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS:

All window shall be aluminum frame with integrated grill and will be fitted with glass.

TOILET FITTINGS:

All toilets will have marble flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

KITCHEN FITTINGS/FIXTURES:

The kitchen will have marble flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' x 3' ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be of kota tiles.

ELECTRICALS: Meter-Individual meter to be fitted by individual costing.

All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with infront cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL POINTS:

Bed Rooms : Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, Only. One Washing point.

Toilets : One light point, one exhaust fan point, 15 Amps, one Gezeer point.

Living/Dining Room : Two light points, two fan points one plug point (15 amps), one T.V. point and one Refrigerator point.

Kitchen : Aqua guard point and exhaust point with a 15amp. point

Stairs : One light point in each landing.

Roofs' : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of kota tile/marble.

Ground floor : Total opening land to be laid with crazy or checker tiles.

WATER SUPPLY:

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water reservoir are to be provided with adequate horse power capacity of pump of reputed make.

The party has to pay extra money for any extra work other than what are stated in hereto.

The materials to be used in the building:

- A. Cement: Lafarge, Ambuja, Konark, Durgapur +
- B. Rod : Durgapur Steel, TATA, SRMB, Elegant
- C. Electrical Equipment : Havel , Phinolex (MCB)
- D. Plumbing materials : Hindustan, Hindware, Paryware,
- E. Lift : ISI marked branded co.

R. C. C. Columns,

Under ground water reservoir,

Overhead water tank, boundary wall.

Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank,

Stair and stair case, stair top room,

Electric installations,

Lift, lift well, and

All other areas to be used commonly by the flat/space owners of the building.
