

AGREEMENT FOR SALE

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

By and Between

M/s SANTI CONSTRUCTION, (PAN- ACIFS7094L), registered under the Indian partnership Act, 1932, having its principal place of business at 1/429, Gariahat Road (south)Jodhpur Park, represented by its authorized Partner (1) **SMT. SABITA GHOSH** , Wife of Sri Haradhan Chandra Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/126, Gariahat Road (South), P.S. Lake, Kolkata- 700068, (2) **SMT. SONALI NAG**, Wife of Sri Anjan Kumar Nag by religion Hindu, by Occupation Business and residing at 2/89, Bijoygarh, P.S. Jadavpur, Kolkata- 700032, (3) **SRI NANTU GHOSH**, Son of Late Pran Ballav Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/429, Gariahat Road (South), P.S.Lake, Kolkata- 700068 and (4) **SMT MITHU MAJUMDER**, w/o Subhas Majumder, by religion- Hindu, by Occupation- Business and residing at 71, Ananda Pally, Jadavpur, Kolkata-700032

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authorized vide hereinafter referred to as the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns) of the **FIRST PART**.

AND

Mr./Mrs. _____ (Aadhar No. _____), son/daughter of _____, aged about _____ years, residing at _____ (PAN _____) hereinafter called the “**ALLOTTEE**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the **SECOND PART**.

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

DEFINITIONS :

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

- a) “**Act**” means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);
- b) “**Rules**” means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

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c) “**Regulations**” means the Regulation made under the West Bengal Housing Industry Regulation Act, 2017;

d) “**Section**” means a section of the Act.

WHEREAS :

WHEREAS Sri Balai Chandra Das and Shri Kanailal Das, both are sons of Late Nagendra Nath Das of 36, S.B.Das Road, Rajpur, P.S. Sonarpur, District 24 Parganas (South), were recorded owners in possession of the land measuring an area of 58 satak (46 sataks Bastu + 12 sataks Pukur) more or less in Khatian No. 2743 & 2744 respectively (by equally division of land measuring 29 satak for each Khatian number), under Plot No. 591, J.L.No 55, Mouza Rajpur, Touzi No. 251, R.S. No 109, District 24 Parganas (South). P.S. and A.D.S.R Office-Sonarpur by way of inheritance being a Partition Deed which was duly registered in the office of the A.D.S.R Alipore in Book No. 01, Volume No. 191, Page No. 146 to 154, Being NO. 7134 in the year 1974.

AND WHEREAS the said Sri Balai Chandra Das was in possession of the land measuring an area of 23 satak i.e. physical land area 13 cottahs 15 chittaks 2 sq.ft.more or less in Khatian No.2743 & 2744, Plot No. 591, J.L.No. 55, Mouza-Rajpur, Touzi No. 251, R.S. No. 109,P.S. Sonarpur, District 24 Parganas (South) by way of residing with his family and by paying taxes to the Government periodically.

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AND WHEREAS the then owner Sri Balai Chandra Das sold 1 Cottah 8 Chittaks 0 Sq.ft out of total land area 13 cottahs 15 chittaks 2 sq.ft to Smt Gita Das Wife of Sri Basudeb.

AND WHEREAS the said Balai Chandra Das, died intestate on 20.07.2011 & his wife Smt Gita Das, who died intestate on 12.09.1997 leaving behind their heirs namely- **SRI GOPAL DAS**, (PAN - BEXPD0235A), Son of Late Balai Chandra Das, by religion Hindu, by occupation Business (2) **SRI NARAYAN DAS**,(PAN - AFYPD6421R), son of Late Balai Chandra Das, by religion Hindu, by occupation Business (3) **SRI KAJAL DAS** , (PAN - BSPPD0334L), son of Late Balai Chandra Das, by religion Hindu, by occupation Business, (4) **SRI HAREKRISHNA DAS**,(PAN - AHXPD3195R), son of Late Balai Chandra Das, by religion Hindu, by occupation Business, all are residing at 69, S.B.DAS Road, P.O. Rajpur, P.S.Sonarpur, District 24 Parganas (South), Kolkata- 700149 , the present **OWNERS**.

AND WHEREAS the said property was mutated under Rajpur-Sonarpur Municipality in the name of the said owners herein on 22.05.2000 and paying all necessary rates and taxes and they became the absolute owners of the said plot of land. They absolutely seized and possessed of or otherwise well and sufficient entitled and in simple possession of the land measuring an area of 29 satak (23 sataks i.e. 13 cottahs 15 chittaks 2 sq.ft .Bastu + 6 satak i.e 3 cottahs 10 chittaks 8 sq.ft.pukur and situated in Ward No. 17 (old 16) being

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premises no 69, S.B. Das Road, Rajpur, Kolkata – 700149, in the District of 24 Parganas (South) under the jurisdiction of Rajpur Sonarpur Municipality.

AND WHEREAS the Developer is being experienced in developing property approached the Owners for development of the property and with a view to develop the said property containing an area of 12 Cottahs 07 Chittaks 02 sqft as particularly described in the SCHEDULE “A” hereunder written by constructing a G + IV storied building with car parking space and lift therein.

AND WHEREAS for beneficial and smooth accomplishment of the project, the OWNERS entrusted the PROMOTER to complete the venture on such terms and conditions mentioned in the Development Agreement coupled with a Development Power of Attorney. **The Development Agreement** was executed on 24.05.2013 which is registered in Book no.-I, CD Vol No.-24, Pgs from 326 to 354 , Being No.-04293 for the year 2013 at the office of D.S.R-IV, Alipore, South 24- Parganas, West Bengal and **The Development Power of Attorney** was duly registered at the office of the D.S.R – IV Alipore, 24- Parganas (South) vide Book No. I, CD Volume No-24, Pages from 532 to 547, Being No 04298 for the year 2013.

AND WHEREAS the FIRST PART/PROMOTER herein started construction of the proposed building in accordance with the

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sanctioned plan of the building at the Rajpur – Sonarpur Municipality vide **Plan No. 108/CB/17/16 dated 19.08.2016.**

AND WHEREAS the proposed building when completed shall be named or known as **“DARPAN”**

AND WHEREAS the Purchasers have taken inspection of the copies of the relevant title deeds and the approved plans in respect of the said land and the building being constructed thereon and are satisfied about the title of the OWNERS to the said land, and about the proposed building scheme of the project on the said land.

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

B. 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 Land on which Project to be constructed have been completed;

C. The RAJPUR SONARPUR MUNICIPALTY has granted the commencement certificate to develop the project vide approval dated _____ bearing registration No. _____.

D. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from The RAJPUR SONARPUR MUNICIPALTY. The Promoter agrees and undertakes that it shall not make

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any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

E. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at _____ on _____ under registration No. _____.

F. The Allottee had applied for an apartment in the Project vide application No. _____ dated _____ and has been allotted apartment No. _____ having carpet area of _____ square feet which is equivalent to Square feet built-up area and Square feet super built-up area, type, facing on floor in [tower/block/building] No. _____ (“Building”) along with garage/covered parking No. _____ admeasuring _____ square feet in the ground floor, numbered as “.....” , as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the “Apartment” more particularly described in Schedule-A and the floor plan or the apartment is annexed hereto and marked as Schedule-B);

G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

H.

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I. The Parties hereby confirm that they are signing the Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

J. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment] and the garage/covered parking (if applicable) as specified in para G.

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

1. **TERMS :**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the [Apartment/Plot] as specified in para G.

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

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

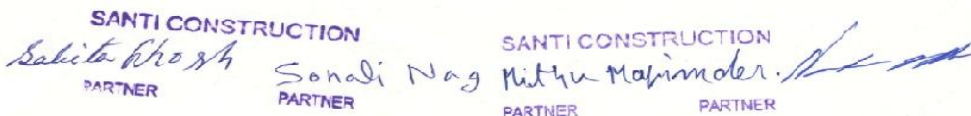
*Provide break up of the amounts such as cost of apartment, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, maintenance charges as per para II etc, if/as applicable.

[AND] [if/as applicable]

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

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

Explanation :



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(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment];

(ii) The Total Price above includes price of the apartment only and GST is applicable as per Government rule 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 changed 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;

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(iv) The Total Price of Apartment includes price of recovery or 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, to be provided within the [Apartment/Plot] and the Project.

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

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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 or 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 or alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described in Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

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

1.7 [Applicable in case of an apartment] The Promoter shall confirm 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 the

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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 if 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 the Agreement.

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

(i) The Allottee shall have exclusive ownership of the [Apartment/Plot];

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the common areas to the association if allottees after duly obtaining the completion certificate from the competent authority as provided in the Act.

(iii) That the completion of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development

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charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, 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 and his apartment/plot, as the case may be.

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

1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other facilities payable to competent authorities, banks and financial institutions, which are related to the

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

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

2. **MODE OF PAYMENT :**

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

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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 fulfil its obligations under the 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 from time to time.

3.2 The Promoter accepts to 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

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formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittance 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 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 plans, specifications, amenities and facilities of the [Apartment/Plot] 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

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accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms of this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions

POSSESSION OF THE APARTMENT/PLOT :

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

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment

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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.

6.2 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/plot, as the case may be, to the allottee at the time of conveyance of the same.

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6.3 Failure of Allottee to take Possession of [Apartment/Plot] – Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2 such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

6.4 Possession of the Allottee – After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be 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 hand over 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].

6.5 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

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money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 days of such cancellation.

6.6 Compensation :The Promoter shall compensate the Allottee in case of any loss caused by 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 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

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the [Apartment/Plot] which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

7. 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;
- (iv) There are no litigations pending before any Court of Law or Authority with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

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(vii) The promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be ;

(x) The Schedule Property is not the subject matter of any HUF and no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authority 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 specifications, amenities and, facilities) has been handed

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over to the allottee and the association of allottees or the competent authority, as the case may be;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

8. EVENTS OF DEFAULTS AND CONSEQUENCES :

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

(i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to moved in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respect 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.

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8.2 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.

8.3 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 payment 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;

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(ii) In case of Default by Allottee under the condition listed above continues for a period beyond _____ consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot] in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

9. CONVEYANCE OF THE SAID APARTMENT :

The Promoter, on receipt of Total Price of the [Apartment/Plot] as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within 3 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.

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10. 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/Plot].

11. 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.

12. 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 to permit the association of Allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof after due notice

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and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

13. 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 room, underground water tanks, Pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

14. COMPLIANCE WITH RESPECT TO THE APARTMENT :

14.1 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/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

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fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

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

14.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

15. 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.

16. ADDITIONAL CONSTRUCTIONS :

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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.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

18. 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

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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.

19. 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.

20. RIGHT TO AMEND :

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the [Apartment/Plot] and the Project shall equally be applicable to and enforceable against and by way of subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

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PARTNER

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22. WAIVER NOT A LIMITATION TO ENFORCE :

22.1 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.

22.2 Failure on the part of the Parties to enforce at anytime 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.

23. 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.

24. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :

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Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartments/Plots] in the Project.

25. FURTHER ASSURANCES :

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

26. 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 _____.

27. NOTICES :

<p>SANTI CONSTRUCTION <i>Sakita Khosla</i> PARTNER</p>	<p>SANTI CONSTRUCTION <i>Sonali Nag</i> PARTNER</p>	<p>SANTI CONSTRUCTION <i>Mithu Majumder</i> PARTNER</p>	<p>SANTI CONSTRUCTION <i>[Signature]</i> PARTNER</p>
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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 the 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.

28. 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 to properly served on all the Allottees.

29. 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

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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.

30. 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.

31. 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.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land measuring an area of 12 cottahs 07 chittak 02 sqft. little more or less with existing building ground floor -500 sqft + 1st floor – 500 sqft (about 3 years old cemented floor)lying and situated in ward no. 17 (olds 16) being premises no.- 69, S.B Das Road,Rajpur, Kolkata-700149, in the District of 24 Parganas (south) comprised in Mouza Rajpur, P.S. Sonarpur, Plot No. 591, Khatian No. 2743,2744, J.L No. 55, Touzi No. 251, ADSR,

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Sonarpur under the jurisdiction of Rajpur- Sonarpur Municipality butted and bounded as follows:

ON THE NORTH: Plot no 277

ON THE SOUTH: Land of Kanailal Das

ON THE EAST: Plot no.590

ON THE WEST: 26 ft S.B. Das Road

SCHEDULE "B" ABOVE REFERRED TO

(The Flat under this Agreement for Sale)

ALL THAT said FLAT No ".....", measuring carpet area more or less sqft. on the Second floor, South-East facing of the G+IV Storied building to be constructed at premises no. 69, S.B Das Road,Rajpur, Kolkata-700149,Ward NO. 17 under the jurisdiction of Rajpur- Sonarpur Municipality comprising bed rooms, kitchen , 1dining-cum living room, 1toilet, 1 W.C as per sanctioned plan of the said flat together with undivided proportionate share in the land beneath the building and undivided proportionate share in all common parts areas facilities and amenities together with right to use the various installation comprised in the said building in common with others.

THE SCHEDULE "C" ABOVE REFERRED TO

(Payment Plan)

SANTI CONSTRUCTION		SANTI CONSTRUCTION	
<i>Sakita Ghosh</i>	<i>Sonali Nag</i>	<i>Mithu Majumder</i>	<i>[Signature]</i>
PARTNER	PARTNER	PARTNER	PARTNER

Sl. no	PARTICULARS	AMOUNT
01.	At the time of Agreement	20% of the Total consideration
02.	After completion of Floor Brick of the said flat	20% of the Total consideration
03.	After completion of marble flooring of the said flat	15% of the Total consideration
04.	After completion of tiles and water line in Toilet, kitchen and electric wiring in the said land.	15% of the Total consideration
05.	After completion of alluminium window and Paris on the inner wall of the said flat.	10% of the Total consideration
06.	After completion of the said flat	10% of the Total consideration
07.	Final Payment at the time of Registration/physical possession	10% of the Total consideration
	Total Amount	Rs./-

(Rupees)only.

SCHEDULE "D" ABOVE REFERRED TO

SPECIFICATION OF THE APARTMENT

1. **No of the flats:** 24
2. **No. of floors:** G+IV Storied
3. **General:** The building shall be RCC framed structure as per design of our Architect
4. **Brick work:** a) All external brick work will be generally

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10'8" inches thick with good quality brick in cement and mortar (1:6).

b) All internal partition walls shall be 5"/3" with approved quality in sand and cement mortar (4:1).

c) Height of all rooms in each flat should be 3.00 mtr. Between RCC slab as per RAJPUR SONARPUR MUNICIPALITY rules.

5. Flooring:

a) All bed rooms, living/dining, verandah, kitchen, toilet, passage floor will be 2'x2' marble (marwar white).

b) The skirting will be 5" high.

6. Plastering: The building will have average sand and cement plaster in all external surface and the internal surface and ceiling.

7. Kitchen:

a) Front wall of the cooking, slabs will have 3'-0" high finish with glaze tiles.

b) Granite polish green marble of 6'-0" length. Space for keeping gas cylinder and racks have to be done below the cooking platform.

c) One steel sink with one tap, one tap below the sink.

8. Toilet/W.C.:

6'-0" high coloured glazed tiles(1'X1'6") on Walls and 1"X 1" tiles on the floor.

BATH & W.C. COMBINED

a) One white commode with cistern will be provided in the W.C. & toilet both.

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- b) One C.P. shower rose and C.P. tap with hot & cold water line (conceal line G.I./P.V.C. pipe) in toilet.
- c) One basin with water line with tap in toilet and w.c.
- d) Hot and cold water system in toilet.
- e) Glazed tiles of reputed company.
- f) Sanitary fittings should be Hindware.
- g) All taps & fittings to be standard quality.

10. **Windows:** Aluminium sliding with grill windows of good quality and painted. All windows will have 3.0 mm smoke glass of good quality.

11. **Doors:** a) Main entrance door to be made of flush door with one side teak ply pasting/laminate.

- b) Sal wood, frames 4"x2½" (section).
- c) One 8" long tower bolt from inside.
- d) One Door eye Hole.
- e) One handle from outside/inside.
- f) 3 nos. oxydised hinges (5").
- g) Godrej night latch on front doors & a door stopper.

OTHERS DOORS

12. **Doors:** a) Commercial flash doors to be painted in both sides. (good quality).

- b) Sal wood frame of adequate thickness (4"x2½")
- c) One 6" long tower bolt from inside.
- d) One hasbolt with ring bed room doors.
- e) One 6" long tower bolt from outside of toilet doors.
- f) All doors will have handle and door stopper.

13. **Electrical Installation:**

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Bed Room

- a) Two light points.
- b) One fan point.
- c) One 5 amp. Power point.
- d) One A.C point in one bed room

LIVING/DINING ROOM:

- a) Three light points.
- b) Two fan points.
- c) 1 no. of 15 amp power socket
- d) 1 no. 5 amp. Power socket
- e) One refrigerator point.
- f) T.V point.

W.C.:

- a) One light point.
- b) One exhaust point

TOILET:

- a) One light point.
- b) One exhaust point
- c) One plug point.
- d) One geyser point.

KITCHEN:

- a) Two light point.
- b) One exhaust fan point/chimney point.
- c) Two 15 amp. Power point with switch for microwave and mixi.
- e) One Aquaguard point.

VERANDAH:

One light point & One Plug Point.

INSIDE PASSAGE: (within the flat)

One light point.

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GARAGE:

One light point for each garage.

STAIR CASE:

a) One light point on each full landing.

b) One electric call bell point near each flat entrance door.

N.B. All electrical wiring to be concealed.

14. **Roof:** a) Suitable water proofing treatment of roof with grey/suitable mosaic.

b) 3'-0" height parapet wall will be provided the roof : slab.

c) Suitable P.V.C. rain water pipe for proper drainage of water from roof.

15. **Painting:**

a) Outer wall of the building, to be paint with the weather coat paints or its equivalent with proper paint.

b) All inside wall of the flats and roof of the Owner have to be finished with plaster of paris.

16. **Special:**

a) On stair case marble.

b) Staircase room will be provided with Aluminium sliding window with glass for light and ventilation.

c) Space for electric meter, pump room will be installed at ground floor.

d) Boundary wall of all sides, passage gate, water tap, electric line for garage, common passage and roof top use.

e) RCC overhead water tank will be provided at the top as per architect design.

f) Thick gage iron gate will be provided front of the garage.

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Sonali Nag
PARTNER

SANTI CONSTRUCTION
Nithya Kapimder.
PARTNER

PARTNER

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

SIGNED AND DELIVERED BY THE WITHINNAMED

Allottee (including joint buyers)

(1) Signatgure _____

Name _____

Address _____

Please affix photographs and sign across the photograph

(2) Signatgure _____

Name _____

Address _____

Please affix photographs and sign across the photograph

SIGNED AND DELIVERED BY THE WITHINNAMED

Promoter

(1) Signatgure _____

Name _____

Address _____

(2) Signatgure _____

Name _____

Address _____

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Sonali Nag
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