

## **AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is executed on this the            day of  
**November, 2018** (Two Thousand Eighteen) **BY AND BETWEEN (1) LAHOTI**  
**INFRAPROJECTS LTD.** having its registered office at – 4, Fairlie Place,  
HMP House, 1<sup>st</sup> Floor, Kolkata- 700001, **(2) TALGO CONSTRUCTION PVT.**  
**LTD (3) LOJACK PROPERTIES PVT. LTD (4) DHATAB NIRMAN PVT. LTD**  
**(5) CERIUM TRADERS PVT. LTD (6) EXECUTIVE REALTORS PVT. LTD**  
**(7) LIABLE COMMERCIAL PVT. LTD (8) LIABLE TRADERS PVT. LTD (9)**  
**NEWBIE PROJECTS PVT. LTD (10) ORPHIC BUILDERS PVT. LTD (11)**  
**QUATRE SUPPLIERS PVT. LTD (12) TECHMECH PLAZA PVT. LTD (13)**  
**TRASHION DEALTRADE PVT. LTD** all registered under Companies Act,  
1956 and having its registered office at- 32, Ezra Street, 6<sup>th</sup> Floor, Kolkata –  
700001, **(14) GANGULY HOME SEARCH PVT. LTD.** having its registered  
office at- 167, Garia Station Road, Kolkata – 700084, **(15) FORE SIGHT**  
**CONSTRUCTION PVT. LTD.** having its registered office at- 2, Garia Station  
Road, Kolkata - 700084, **(16) FORE SIGHT DEVELOPERS PVT. LTD.**  
having its registered office at- 2, Garia Station Road, Kolkata – 700084 - all  
represented by their Authorized Signatory- **SRI SANDIP PRAMANIK**, son  
of- Sri Biswanath Pramanik, by faith- Hindu, by occupation- Service, by  
nationality- India, residing at – 14, Garia Place (North), “Paresnath Dham”,  
P.O. Garia, P.S. Sonarpur, Kolkata - 700084, **(17) SRI RUPESH RANJAN**  
**PRASAD** son of- Sri Makeswar Prasad, by faith- Hindu, by occupation-  
Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.-  
Sonarpur, Kolkata- 700084, **(18) SRI AMIT GANGULY** son of – Sri Ranjit  
Ganguly, by faith- Hindu, by occupation- Business, by nationality- India,  
residing at – 174, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata-  
700084, hereinafter jointly called and referred to as the “**OWNERS**” (which

expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal representative, heirs, successors, executors and/or assigns) of the **FIRST PART**

**AND**

**GANGULY HOME SEARCH PRIVATE LIMITED** a Company registered under the Companies Act, 1956 having its registered office at 167, Garia Station Road, Kolkata- 700084 and represented through its Director **SRI RAM PRAKASH BIHANI** son of- Late Govind Ram Bihani, by faith- Hindu, by occupation- Business, residing at- 54, Hemanta Mukhopadhyay Sarani, P.O- Sarat Bose Road, P.S- Lake, Kolkata – 700029 authorized vide Board resolution dated ....., hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).OF THE **SECOND PART**

**AND**

Mr./Ms..... (Aadhaar no.....) son/daughter of, aged about.....residing at ....., (PAN.....) hereinafter called the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

The Owners, 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;
- c)** "Regulations" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- d)** "section" means a section of the Act.

**WHEREAS:**

- A.** By virtue of a Sale Deed registered on 08.12.1960 Sri Gopal Krishna Naskar (being the recorded owners as per Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652), Son of – Late Kunja Bihari Naskar sold the said entire land of 53 decimal as afore stated to Giniya Devi Kajaria @ Girija Debi Agarwalla, the said Sale Deed was registered in the Office of D.R.- Alipore and recorded in Book No. I, Vol. No. 74, Pages 262 to 268, Being No. 3572 for the year 1960 and became the sole, absolute and exclusive owner of the afore-said land having permanent, heritable and transferable right, title and interest therein;
- B.** Being the owner of the said entire land of 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652 Giniya Devi Kajaria @ Girija Debi Agarwalla gifted the land measuring about 33 decimal out of the said total land in favour of her son SHRI SHIW PRAKASH KAJARIA @ AGARWALLA by virtue of a Deed of Gift, the said Deed of Gift was

registered in the Office of A.D.S.R. Sonarpur on 13<sup>th</sup> day of June 2011 and recorded in Book No. I, C.D. Volume No. 16, Pages 5225 to 5238, Being No. 6961 for the year 2011 and thereafter on 04.09.2015 Shiw Prakash Kajaria @ Agarwalla sold the said land measuring about 33 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26085 to 26102, Being No. 3091 for the year 2015;

- C.** Being the owner of the said entire land of 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652 Giniya Devi Kajaria @ Girija Debi Agarwalla gifted the land measuring about 10 decimal in favour of her daughter-in-law BINA KAJARIA @ AGARWALLA by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 13<sup>th</sup> day of June 2011 and recorded in Book No. I, C.D. Volume No. 16, Pages 5259 to 5272, Being No. 6963 for the year 2011, and thereafter on 04.09.2015 Bina Kajaria @ Agarwalla sold the said land measuring about 10 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26048 to 26065, Being No. 3089 for the year 2015;
- D.** Being the owner of the said entire land of 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652 Giniya Devi Kajaria @ Girija Debi Agarwalla gifted the land measuring about 10 decimal in favour of her grand-son Prashant Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 13<sup>th</sup> day of June 2011 and recorded in Book No. I, C.D. Volume No. 16, Pages 5211 to 5224, Being No. 6959 for the year 2011 and to look

after and to initiate sale proceedings in respect of his said land (as he is busy with his day-to-day work schedule) Prashant Kajaria @ Agarwalla executed a General Power of Attorney in favour of his father Shri Shiw Prakash Kajaria @ Agarwalla, the said General Power of Attorney was registered before Additional Registrar of Assurances- III, Kolkata and recorded in Book No. IV, C.D. Volume No. 7, Pages 756 to 767, Being No. 3889 for the year 2014 and thereafter on 04.09.2015 Prashant Kajaria @ Agarwalla sold the said land measuring about 10 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26461 to 26479, Being No. 3128 for the year 2015;

- E.** By virtue of a Sale Deed registered on 18<sup>th</sup> day of March, 1948 made between (1) Smt. Jyotirmoyee Debi and (2) Sri Kunja Behari Chattapadhyay in respect of the land measuring about 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, they sold the said entire land of 37 decimal as afore stated to M/S. Regent Estates Ltd the said Sale Deed was registered in the Office of D.R.- Alipore and recorded in Book No. I, Vol. No. 25, Pages 126 to 133, Being No. 945 for the year 1948.
- F.** After purchasing the said land Regent Estates Ltd. mutated their name in respect of the said land and their names have been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 21 decimal in R.S. Dag No. 1540, R.S. Khatian No. 1063, 7 decimal in R.S. Dag No. 1539, R.S. Khatian No. 1452 and 9 decimal in R.S. Dag

No. 1541, R.S. Khatian No. 1452, total measuring about 37 decimal and thereafter they sold the said entire land of 37 decimal to Sri B.K. Gupta by virtue of a Sale Deed registered on 25.05.1959 before D.R. Alipore and recorded in Book No. I, Vol. No. 36, Pages 280 to 285, Being No. 1725 for the year 1959 and became the sole, absolute and exclusive owner of the afore-said land having permanent, heritable and transferable right, title and interest therein;

**G.** After purchasing the said land as afore stated Sri B.K. Gupta mutated his name before B.L. & L.R.O. Sonarpur and obtain mutation certificate for the same.

**H.** Being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring about 7 decimal from Dag no.- 1539, Khatian no.- 1452 in favour of Dilip Kumar Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.R.A- I, Kolkata on 14<sup>th</sup> day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 6109 to 6124, Being No. 00281 for the year 2013 and thereafter on 04.09.2015 Dilip Kumar Kajaria @ Agarwalla sold the said land measuring about 7 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26066 to 26084, Being No. 3090 for the year 2015;

**I.** Being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring about 9 decimal from Dag no.-1541, Khatian no.-

1452 in favour of Om Prakash Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.R.A- I, Kolkata on 2nd day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 6125 to 6140, Being No. 00282 for the year 2013 and thereafter on 04.09.2015 Om Prakash Kajaria @ Agarwalla sold the said land measuring about 9 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26009 to 26027, Being No. 3087 for the year 2015;

- J.** Being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring undivided 7 decimal from R.S. Dag No.- 1540, R.S. Khatian No.- 1063 in favour of Pradip Kumar Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 8<sup>th</sup> day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 4136 to 4152, Being No. 00211 for the year 2013 and thereafter on 14.09.2015 Pradip Kumar Kajaria @ Agarwalla sold the said land measuring about 7 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 27277 to 27298, Being No. 3139 for the year 2015;
- K.** Being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring undivided 7 decimal from R.S. Dag No.-1540, R.S. Khatian No.- 1063 in favour of Pravin Kumar Kajaria @ Agarwalla

by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 8<sup>th</sup> day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 4119 to 4135, Being No. 00212 for the year 2013 and thereafter on 14.09.2015 Pravin Kumar Kajaria @ Agarwalla sold the said land measuring about 7 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 27255 to 27276, Being No. 3138 for the year 2015;

**L.** Being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring about 7 decimal in favour of her wife Radha Devi Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 2<sup>nd</sup> day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 995 to 1011, Being No. 00024 for the year 2013.

**M.** Said Radha Devi Kajaria @ Agarwalla died intestate on 30.05.2014 leaving behind her husband namely Sri Vijay Kumar Kajaria @ Agarwalla and two sons namely Sri Sundeep Kumar Kajaria @ Agarwalla and Sri Vishal Kumar Kajaria @ Agarwalla – as her legal heirs and successors in respect of the land measuring about undivided 7 decimal in R.S. Dag No. 1540, R.S. Khatian No. 1063, Mouza- Barhans Fartabad, wherein each having joint undivided  $\frac{1}{3}$ <sup>rd</sup> share in the said land and thereafter on 19.08.2015, Sri Sundeep Kumar Kajaria @ Agarwalla and Sri Vishal Kumar Kajaria @ Agarwalla gifted their joint undivided  $\frac{2}{3}$ <sup>rd</sup> share of the said land measuring about 7 decimal, i.e. an



area measuring about 4.67 decimal in favour of their father Sri Vijay Kumar Kajaria @ Agarwalla, by virtue of a Deed of Gift, registered before Additional Registrar of Assurances – I, Kolkata, and recorded in Book No. I, Volume No. 1901-2015, Pages 84456 to 84485, Deed No. 6780 of 2015.

- N.** Thus Sri Vijay Kumar Kajaria @ Agarwalla became the absolute owner of the land measuring about undivided 7 decimal and thereafter on 04.09.2015 Vijay Kumar Kajaria @ Agarwalla sold the said land measuring about 7 decimal to the owners herein by virtue of a Sale Deed registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2015, Pages 26028 to 26047, Being No. 3088 for the year 2015.
- O.** After purchasing the said land total measuring about 90 decimal by virtue of the afore-stated 8 (eight) Sale Deeds the owners herein mutated their names before the BL&LRO Sonarpur as well as in the Assessment Records of Rajpur Sonarpur Municipality and since then they have been enjoying the said land;
- P.** After purchasing the said land total measuring about 90 decimal by virtue of the afore-stated 8 (eight) Sale Deeds the owners herein mutated their names before the BL&LRO Sonarpur as well as in the Assessment Records of Rajpur Sonarpur Municipality;
- Q.** With an intention to develop their said land total measuring about 90 decimal the owners herein entered into a Development Agreement with the Promoter herein which was registered on 07.04.2016 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2016, Pages 24205 to 24255, Being No. 1126 for the year 2016 and for smooth running of the said construction work the owners herein

executed a Power of Attorney which was registered on 08.04.2016 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2016, Pages 24070 to 24100, Being No. 1129 for the year 2016;

- R.** Thereafter the Promoter herein for construction of multi-storied buildings on the said total land obtained a sanctioned building Plan bearing No. 311/CB/30/21 dated 28.03.2017 issued by Rajpur Sonarpur Municipality in respect of the said land in the names of the owners herein and started construction of the said multi-storied multi-use residential building/complex known as "**4-SIGHT GRAND CASTLE PH- II**" at Holding No. 50, Barhans on the said land at its own costs and expenses;
- S.** A residential building complex known as "4-SIGHT GRAND CASTLE PH- I" is already under construction by an associate firm of the Promoter herein where the common facilities of the flat-owners of both the adjacent phases will be shared by each other in future.
- T.** The owners herein are the joint owners of the land total measuring about 90 decimal be the same a little more or less comprised in R.S. Dag No.- 1539, 1540, 1541 & 1542, R.S. Khatian No.- 1452, 1063, 1652, Mouza- Barhans Fartabad, J.L. No.- 47, Holding No. 50, Barhans, under Ward No.- 30 of Rajpur Sonarpur Municipality, A.D.S.R.- Garia, P.S.- Sonarpur, District- South 24 Parganas.
- U.** The Said Land is earmarked for the purpose of building a residential building project comprising multistoried apartment buildings and the said project shall be known as "4-SIGHT GRAND CASTLE PHASE-II".
- V.** Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a

part of the plan approved by the competent authority;

- W.** 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 is to be constructed have been completed;
- X.** Rajpur Sonarpur Municipality has granted the commencement certificate to develop the project vide approval dated 28.03.2017 bearing sanction no. 311/CB/30/21;
- Y.** The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project from Rajpur Sonarpur Municipality. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act and other laws as applicable;
- Z.** 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.....
- AA.** The Allottee had applied for an apartment in the Project vide application no. .... dated..... and has been allotted Flat No. “.....” situated on the ..... Floor measuring more or less ..... sq. ft. super built up area and along with one covered car parking space measuring about 135 sq. ft. at the Ground Floor, 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);

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

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

**DD.** 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.

**EE.** 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 covered parking as specified in Para AA.

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

**1. TERMS:**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in para AA.

1.2 The Total Price for the Apartment based on the carpet area is Rs.....(Rupees .....

only ("Total Price") (Give break up and description):

Block/Building/Tower No.....	Rate of Apartment per square feet*
Apartment No.....	
Type .....	
Floor .....	
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]

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

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. 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/plot 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/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external

development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para II etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/ Plot] and the Project.

- 1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/ regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be 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 installments payable by the Allottee by discounting such early payments @-% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described 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] 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 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 covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

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

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

1.11 The Allottee has paid a sum of Rs..... (Rupees .....only) as booking amount being part payment towards the Total Price of the Apartment 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 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 .....

3. **COMPLIANCE OF LAWS RELATING IO 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 of 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 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, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the West Bengal Apartment Ownership Act, 1972 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] 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 there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment,

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

**7.3 Failure of Allottee to take Possession of [Apartment/Plot] -**

Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment 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 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 (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 Promoter 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, 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 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:
- (iv) There are no litigations pending before any Court of law or

Authority with respect to the said Land, Project or the Apartment;

- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land including the Project and the said Apartment 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 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 that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

## **9. EVENTS OF DEFAULTS AND CONSEQUENCES:**

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

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a Promoter 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 ease 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 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, 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 booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

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

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

The Promoter, on receipt of Total Price of the Apartment 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 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 not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

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

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

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

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any 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 Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by 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 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 West Bengal Apartment Ownership Act, 1972. The Promoter showing compliance of various laws/ regulations as applicable in West Bengal Apartment Ownership Act, 1972.

**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

A.D.S.R. Garia or D.S.R-IV, Alipore or A.R.A.- I, Kolkata 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 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 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 additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**28. PLACE OF EXECUTION:**

The execution of this Agreement shall be completed only upon its execution by the 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 A.D.S.R. Garia or D.S.R-IV, Alipore or A.R.A.- I, Kolkata. Hence this Agreement shall be deemed to have been executed at \_\_\_\_\_.

**29. NOTICES:**

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

\_\_\_\_\_ Name of Allottee  
 \_\_\_\_\_ (Allottee Address)  
 \_\_\_\_\_ M/s Promoter name  
 \_\_\_\_\_ (Promoter Address)

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

**30. JOINT ALLOTTEES:**

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

to consider as properly served on all the Allottees.

**31. 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.

**SCHEDULE- "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the **Flat Type**. ..... situated on



the ..... Floor in Block- ..... measuring more or less .....  
**sq. ft. super built up area** and along with **one covered car parking space**  
 measuring about **135 sq. ft.** at the Ground Floor of the said building  
 complex named as **"4-SIGHT GRAND CASTLE PHASE-II"** constructed on  
 the land total measuring about 90 decimal be the same a little more or less  
 comprised in R.S. Dag No.- 1539, 1540, 1541 & 1542, R.S. Khatian No.-  
 1452, 1063, 1652, Mouza- Barhans Fartabad, J.L. No.- 47,  **Holding No. 50,**  
**Barhans**, under Ward No.- 30 of Rajpur Sonarpur Municipality, A.D.S.R.-  
 Garia, P.S.- Sonarpur, District- South 24 Parganas, and the entire land is  
 butted and bounded as follows :-

**ON THE NORTH:** By R.S. Dag No. 470 & 10 feet wide road;

**ON THE SOUTH:** By R.S. Dag No. 1544 & "4-SIGHT GRAND CASTLE  
 PHASE- I"

**ON THE EAST:** By R.S. Dag No. 1538, 1537, 1536 & 1535;

**ON THE WEST:** By R.S. Dag No. 470, 1543 & 16 feet wide road;

**SCHEDULE- "B" ABOVE REFERRED TO**

FLOOR PLAN

**SCHEDULE- "C" ABOVE REFERRED TO**

- (i) On the date of signing of this Agreement for sale 20% Rs. /-+Applicable Tax
- (ii) 50% Club Membership on signing of this Agreement for sale Rs. 75,000/-+ Applicable Tax
2. On or before completion of Piling work 10% Rs. /-+ Applicable Tax
3. On or before completion of Deck-slab work 10%Rs. /-+ Applicable Tax
4. On or before completion of First Floor casting 5% Rs. /-+ Applicable

Tax

5. On or before completion of Third Floor casting 4% Rs. /-+ Applicable Tax
6. On or before completion of Sixth Floor casting 4%Rs. /-+ Applicable Tax
7. On or before completion of Ninth Floor casting 4%Rs. /-+ Applicable Tax
8. On or before completion of Twelfth Floor casting 4% Rs. /-+ Applicable Tax
9. On or before completion of Fifteen Floor casting 4% Rs /-+ Applicable Tax
10. On or before completion of Brick-work 10% Rs. /- + Applicable Tax
11. On or before completion of Flooring work 10%Rs. /-+ Applicable Tax
12. On or before completion of doors & windows  
Fittings casting 10% Rs. /-+ Applicable Tax
13. On or before possession or registration  
(whichever is earlier) 5% Rs. /-+ Applicable Tax
14. 50% rest club membership on possession Rs.75,000 /-(+applicable tax)
- **TOTAL: Rs...../- +Applicable tax**  
-----

**SCHEDULE- "D" ABOVE REFERRED TO**

1. Entrance and exit gates of the building.
2. Paths passages and open spaces in the building other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or marked by the Promoter for use of any Co-owner.
3. Entrance lobby in the ground floors of the building.
4. Driveway in the ground floor of the building.
5. Staircases of the building along with their full and half landings with both stair cover on the ultimate roof.

6. Lift with lift shaft and the lobby in front of it on typical floors and Lift machine room and the stair leading to the roof thereof.
7. Stand-by diesel generator set of reputed make of sufficient capacity for lighting the lights at the common areas, for operation of pump and lift and for supply of power in the said Unit to the extent of quantum mentioned herein and/or in the other Units during power failure and generator space in the ground floor of the building.
8. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s and meter room in the ground floor of the building.
9. Water pump with motor and with water supply pipes to overhead/underground water tank and with distribution pipes there from connecting to different units of the building.
10. Underground water reservoir for municipal water with a pull on pumps installed thereat for the building.
11. Water waste and sewerage evacuation pipes from the Units to drains and sewers common to the building and from the building to the municipal drain.
12. Common bathroom with W.C. and two common toilets in ground floor of the building.
13. Room for darwan/security guard, caretaker's office in the ground floor of the building.
14. CCTV and Visitors lounge Area.
15. Requisite arrangement of Intercom/EPABX with connections to each individual flat from the reception in the ground floor.
16. Boundary walls.
17. The roof of the building.

18. Deep tube well.

**SCHEDULE- "E" ABOVE REFERRED TO**

1. **NO. OF FLOORS** : B+G+15
2. **STEEL** : Steel used in the building to be of "ISI" mark reputed.
3. **CEMENT** : Cement used in the building to be premium quality- Larsen & Toubro/ACC/Gujarat Ambuja/Birla Cement/Century Cement / other reputed manufactures.
3. **STRUCTURE** : RCC Frame structure.
4. **FLOORING** : Vitrified Tiles of size 2.0 x 2.0 feet slabs.
5. **TOILETS** : Toilets flooring to be of Antiskid Ceramic tiles.
6. **DOOR FRAMES** : All to be of 4" x 2.5" Malaysia Sal. Doors to be water proof phenol bonded flush door.
7. **WINDOWS** : All to be of Aluminum casement/ UPVC sliding with full glass panes of minimum 4 mm thickness.
8. **WALL (INSIDE)** : Wall to be covered with Plaster of Paris except Toilet.
9. **GRILLS** : To be provided as and where necessary.
10. **WALL (TOILET)** : Toilets to be covered with standard quality Ceramic Tiles up to Door lintel height.
11. **WALL (OUTSIDE)** : Plaster and painted with exterior acrylic paint of superior manufacturer and brand.
12. **PLUMBING** : For all water lines PVC/G1/CI to be fitted with "Essco", or similar brand fixtures and fittings. All toilets to be provided with hot and cold water lines.
13. **PAINTING** : Internal Doors to be painted with enamel paints of Berger or equivalent make, Main Door to be finished in wooden polish.

14. **ELECTRICAL**: Concealed cooper wiring to be provided with ISI Copper wires of "Finolex" or equivalent make.
15. **KITCHEN**: Platform to be of black Granite/ Granite Polished Green Marble, Stainless Steel Sink with draining board. Counter will have Ceramic Tiles 2.5 feet above the platform.
16. **POWER POINTS** : 20 Nos. of 5 Amp. Point and 5 Nos. of 15 AMP.
17. **POWER SUPPLY** : Electric connection to commensurate with the above to be provided with individual loop arrangements for all flats. However, all deposits towards service and individual meters will be proportionately borne by the flat PURCHASERS.
18. **INTERCOM** : Intercom connection for each flat will be provided.
19. **TELEPHONE & T.V.**: Concealed connection to be provided in every flat.
20. **LIFT** : Lift of "Otis", "Kone", "Adams". "LES" make or similar will be provided.
21. **OUTSIDE LIGHTING**: Adequate lighting arrangements with decorative fittings to be provided at the gate, pathway and around the building for security.
22. **PLANTERS** : Abundant greening of the building to be done with decorative foliage using "in situ" planters.

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

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Allottee: (including joint buyers)

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
Photographs  
and Sign  
across the

(2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
Photographs  
and Sign  
across the

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Promoter:

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Please affix  
Photographs  
and Sign  
across the

Address \_\_\_\_\_

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

WITNESSES:

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Name \_\_\_\_\_

Address \_\_\_\_\_