

AGREEMENT FOR SALE

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

By and Between

"MAA BHABATARINI REALTOR PVT. LTD.", PAN-AAICM9919R a Company incorporated under the Companies Act, 1956, incorporated on 13.08.2013 vide Registration No. 195466 having its Registered office at Village-Podrah, Post Office-Podrah P.S. Sankrail, Howrah-711109, being Represented by its Managing Director **SRI MONAJ MONDAL** (PAN-AYDPM1205A, AADHAAR NO.....), son of Late Sudhir Kumar Mondal, by faith Hindu, by occupation Business, residing at Village and Post Office Podrah; Police Station Sankrail, District Howrah-711109, hereinafter referred to as the "Promoter" (which expression shall/unless repugnant to the context or meaning thereof be deemed to mean and include in successor-in-interest, and permitted assigns).

AND

[If the Allottee is a company]

_____, (CIN No.) a company incorporated under the provisions of the companies Act. [1956 of the Companies Act, 2013 as the case may be], having its registered office at _____ (PAN _____), represented by its authorized signatory, (Aadhaar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____ (PAN), represented by its authorized partner _____ (Aadhaar no) duly authorized vide hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners of partner for the time being of the said firm, the survivor of survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee is an Individual]

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

[OR]

[If the allottee is a HUF]

Mr. _____ (Aadhaar no _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____ (PAN _____) hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

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

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

DEFINITIONS:

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

- "Act" Means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLlof2017);
- "Rules" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- "Regulation" mean the Regulation made under the West Bengal Housing Industry Regulation Act, 2017;
- "section" means a section of Act.

WHEREAS**Chain of Title of Owners No. 1 and 2 namely Biswajit Das and Anita Majumder**

- WHEREAS the Owners No. 1 and 2 herein, are joint Owners and Occupiers of ALL THAT piece and parcel of Bastu Land measuring more or less 1 Cottah 15 Chittaks 25 Square Feet comprised in R.S. Dag No. 559 corresponding to L.R. Dag No. 705 AND Bastu Land measuring more or less 2 Chittak 25 Square Feet comprised in R.S. Dag No. 558

corresponding to L.R. Dag No. 704 i.e. in total 2 Cottah 2 Chittak 05 Square Feet both under L.R. Khatian No. 2311 corresponding to New L.R. Khatian Nos. 6939 and 6940 and situate within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, within the ambit of Thanamakua Gram Panchayet, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati, Howrah, together with right over the common passage and all sorts of other easement rights attached thereto;

AND WHEREAS the above mentioned property originally belonged to one Basanti Das, wife of Jyotirmoy Das (the mother of the present Owners No. 1 and 2 herein) who purchased the said property from Smt. Durgarani Sarkar, wife of Sri Nemai Sadhan Sarkar by virtue of a registered Bengali Kibala dated 14th day of March, 1997 which was registered in the Office of Additional District Sub-Registrar at Ranihati and recorded in Book No. I, Volume No. 11, pages from 87 to 94, Being No. 776 for the year 1997 and also got possession of the said property and thereafter said Basanti Das mutated her name in the records of L.R. Settlement Department, Govt. of West Bengal and seized and possessed the said property by paying necessary taxes and Khaznas;

AND WHEREAS thereafter said Basanti Das while seized and possessed in the said property died intestate on 18/12/2012 leaving behind her husband Jyotirmoy Das one son Sri Biswajit Das (the present Owner No. 1 herein) and one married daughter namely Smt. Anita Majumdar (the present Owner No. 2 herein) as her only legal heirs and successors who became joint owners and occupiers of the above mentioned property each having their undivided 1/3rd share thereof according to the provisions of Hindu Succession Act, 1956;

AND WHEREAS thereafter said Jyotirmoy Das died intestate on 13/04/2016 leaving behind his one son Sri Biswajit Das (the present Owner No. 1 herein) and one married daughter namely Smt. Anita Majumdar (the present Owner No. 2 herein) as his only legal heirs and successors and his undivided 1/3rd share has been devolved upon his aforesaid son and daughter according to the provisions of Hindu Succession Act, 1956;

AND WHEREAS in the manner as aforesaid the Owners No. 1 and 2 herein, have become joint owners and occupiers of the aforesaid property by way of inheritance from their mother and father (both since deceased) and they have mutated their names in the records of L.R. Settlement Department and they have been allotted new L.R. Khatian Nos. 6939 and 6940 respectively in respect of L.R. Dag No. 704 & 705 and they have been enjoying and possessing the Schedule mentioned property by paying necessary taxes thereof;

AND WHEREAS the Owners No. 1 and 2 have jointly desired to invest their aforesaid property in a profitable manner by constructing a multistoried building over the said property but as they have no experience and/or fund for the same they have jointly entered into an Agreement for Development with the developer herein on 05.09.2018 which was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. I, CD Volume No. 0501-2018, pages from 136102 to 136128, Being No. 050104369 for the year 2018 and simultaneously the Owners No. 1 and 2 herein have jointly executed a Development Power of Attorney in favour of the Developer herein empowering the Developer herein to commence construction of a multistoried building over the said property and to sell out the Flats/Units of the said building on their behalf and the said Power of Attorney was registered in the Office of D.S.R. I Howrah and recorded in Book No. I, Volume No. 0501-2018, pages from 136174 to 136202, Being No. 050104372 for the year 2018.

Chain of Title of Owners No. 3 & 4 namely Sonali Sinha and Subarna Sinha

AND WHEREAS the Owners No. 3 and 4 herein, are joint Owners and Occupiers of ALL THAT piece and parcel of Bastu Land measuring more or less 2 Cottahs together with structure standing thereon comprised in R.S. Dag No. 559 corresponding L.R. Dag No. 705 under R.S. Khatian No. 454 corresponding to L.R. Khatian No. 1034 and situated within Mouza-Podrah, J.L. No. 38, Police Station-Sankrail, District-Howrah, together with right over the common passage and also together with all sorts of easement rights attached thereto, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Ranihati;

AND WHEREAS the above mentioned property along with other property i.e. the landed property measuring about 8 decimal a little more or less lying and situates in Dag No 559, Khatian No 454, J.L No 38, R.S No 2007, Mouza - Podra, Police Station - Sankrail, District - Howrah originally belonged to one Kangali Naskar and others who got the said property by way of inheritance;

AND WHEREAS thereafter said Kangali Naskar and others while seized and possessed in the said property because of their urgent need of money they jointly sold, conveyed and transferred the Bastu Land measuring more or less 2 Cottah or more or less 3.25 Sataks in favour of Sri Gopal Chandra Naskar, son of Late Satish Chandra Naskar by virtue of a registered Deed of Sale dated 4th November, 1966 which was registered in the Office of Sub-Registrar at Domjur and recorded in Book No. I, Volume No. 60, Pages from 296 to 298, Being No. 4373 for the year 1966 and delivered khas possession in respect of the said property in favour of said Gopal Chandra Naskar;

AND WHEREAS by virtue of the aforesaid Deed of purchase said Sri Gopal Chandra Naskar became the absolute Owner and Occupier of the aforesaid property and he while seized and possessed in the said property sold, conveyed and transferred the said property in favour of Smt. Priti Sinha, wife of Sri Hemendra Narayan Sinha by virtue of a

registered Bengali Kobala which was executed on 14th August, 1974 and registered in the Office of District Registrar at Howrah and recorded in Book No. 1, Volume No. 67, Pages from 169 to 173, Being No. 3763 for the year 1974;

AND WHEREAS by virtue of the aforesaid Bengali Kobala said Smt. Priti Sinha became the absolute Owner and Occupier of the aforesaid property measuring more or less 2 Cottahs of Bastu land and she mutated her name in the records of Settlement Department and she while seized and possessed in the said property died intestate on 04.07.2008 leaving behind her only son Soumen Sinha (since deceased) and only married daughter Tapati Roy Chowdhury as her only legal heirs and successors who became joint Owners and Occupiers of the above mentioned property each having their undivided $\frac{1}{2}$ (half) share thereof; Be it mentioned here that the husband of said Priti Sinha namely Hemendra Narayan Sinha predeceased her.

AND WHEREAS thereafter said Soumen Sinha died intestate on 31.12.2015 leaving behind his widow Smt. Sonali Sinha (the Owner No. 3 herein) and only daughter namely Subarna Sinha (the Owner No. 4 herein) as his only legal heirs and successors and his undivided $\frac{1}{2}$ share in the above mentioned property has been devolved upon his abovenamed wife and daughter i.e. the Owner No. 3 and 4 herein;

AND WHEREAS thereafter said Tapati Roy Chowdhury gifted her undivided $\frac{1}{2}$ share in favour of Owners No. 3 and 4 herein by virtue of a registered Deed of Gift dated 3/05/2016 which was registered in the Office of District Sub-Registrar at Howrah and recorded in Book No. 1, Volume No. 0501-2016, pages from 158832 to 158858, Being No. 050106279 for the year 2016;

AND WHEREAS in the manner as aforesaid the Owners No. 3 and 4 herein have become joint owners and occupiers of the above mentioned property partly by way of inheritance and partly by way of Deed of Gift mentioned above and they have mutated their names in the records of L.R. Settlement department, L.R. Khalfan No. 6704 and 6702;

AND WHEREAS the Owners No. 3 and 4 have jointly desired to invest their aforesaid property in a profitable manner by constructing a multistoried building over the said property but as they have no experience and/or fund for the same they have jointly entered into an Agreement for Development with the developer on 28.03.2018 which was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. 1, CD Volume No. 0501-2018, pages from 71900 to 71928, Being No. 050102139 for the year 2018 and simultaneously the Owners No. 3 and 4 herein have jointly executed a Development Power of Attorney in favour of the Developer empowering the Developer herein to commence construction of a multistoried building over the said property and to sell out the Flats/Units of the said building on their behalf and the said Power of Attorney was registered in the Office of D.S.R.-I, Howrah and recorded in Book No. 1, Being No. 050102148 for the year 2018.

AND WHEREAS thereafter the said Developer on the strength of the said Power of Attorneys amalgamated the aforesaid two plots of land into one single plot of land by virtue of a registered Deed of Declaration for Amalgamation, which was registered in the Office of District Sub-Registrar-I at Howrah on 17th January, 2019 and recorded in Book No. 1, Volume No. 0501-2019, Pages from 6040 to 6068, Being No. 050100225 for the year 2019;

AND WHEREAS for the purpose of construction of the said building a Building Plan has been sanctioned from the Howrah Zilla Parishad vide Memo No. 99/032/HZP/EP dated 15.07.2019 and accordingly the Developer has commenced construction of a multistoried building on the said amalgamated LAND as per the said sanctioned building plan;

- B. The Side Land is earmarked for the purpose of building a commercial and residential project comprising multistoried apartment buildings, shops, godowns, open car parking space, etc. and the said project shall be known as SRISTI NIWAS.
- C. 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;
- D. The Howrah Zilla Parishad has granted the commencement certificate develop the project vide approval dated bearing registration no.....
- E. 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 Howrah Zilla Parishad dated 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;
- F. 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. _____
- G. The Allottee had applied for an apartment in the project vide application no. _____ dated _____ and has been allotted apartment/shop no. _____ having carpet area of square feet, type, on floor in SRISTI NIWAS Apartment along with covered car parking no. _____ admeasuring _____

- square feet in the Ground Floor as permissible under the applicable law and of pro rate 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 of the apartment is annexed hereto and marked as Schedule B);
- H. The Parties have gone through all the terms and conditions set out in the Agreement and understood the mutual rights and obligations detailed herein;
- I. The Promoter has mentioned the details of the extra charges applied for the extra features in the project "SRISTI NIWAS" as per Schedule E, and the Allottee hereby agrees to pay at the right moment *(Please enter any additional disclosures/details)*;
- J. 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;
- K. The Parties, relying on the confirmation, representations and assurances of each other to faithfully abide by all the terms, condition 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;
- L. 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/Shop and the open 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/Shop as specified in para G
- 1.2. The Total Price for the Apartment/Shop is Rs. _____ (Rupees _____ only) ("Total Price*"):

Apartment/Shop No.:	Rate of Apartment per square feet *
Type:	
Floor:	
Total Price (in rupees)	

PRICE BREAKUP

Particulars	Area (in sq.ft.)
Carpet Area	
Balcony or Verandah Area	
Build-Up Area	
Super-Built Up Area	

Total Price of Apartment/Shop : (Super-Built Up Area * Rate per sq.ft.)

[AND] [if/as applicable]

Covered car parking space

Open Parking - 1	Price for 1
Open Parking - 2	Price for 2

Total Price (in rupees)	
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Explanation:

- i. The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment/Shop;
 - ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess of 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/shop to the allottee and the project to the association of allottees of 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 changes / 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 act/rules/notification together with dates from which such taxes/levies etc. have been imposed or become effective;
 - iv. The Total Price of Apartment/Shop 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, door, 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 specification to be provided within the Apartment/Shop 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 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 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.
- 1.6 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 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.
- 1.7 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment/Shop as mentioned below:
- i. The Allottee shall have exclusive ownership of the Apartment/Shop;

- 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/Shop 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/Shop 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
- 1.8 It is made clear by the Promoter and the Allottee agrees that the Apartment/Shop along with _____ covered car parking space 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 that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.
- 1.9 The Promoter agrees to pay all outgoing before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoing (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 outgoing 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 outgoing 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.
- 1.10 The Allottee has paid a sum of Rs. _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Apartment/Shop 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/Shop 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 **MAA BHABATARINI REALTOR PVT. LTD.** payable at _____

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act. 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

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/Shop, 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/Shop 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/Shop 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 do strictly abide by the by-laws, FAR and density norms and provisions prescribed by the WBHRA 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 this Agreement.

7. POSSESSION OF THE APARTMENT/PLOT:

7.1 Schedule for possession of the said Apartment/Shop - The Promoter agrees and understands that timely delivery of possession of the Apartment/Shop 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/Shop along with ready and complete common areas with all specifications, amenities and facilities of the project in place in 4 years 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/Shop.

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/Shop 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 fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charge 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/shop, 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/Shop - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment/Shop 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 Shop to the allottee. In case the Allottee fails to take possession within the time period 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/Shop 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/Shop (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment/Shop, 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/Shop which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project:
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land];
- (iv) There are no litigations pending before any Court of Law or Authority with respect to the said Land, Project or the Building,
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Building 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/Shop 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 of any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said Apartment/Shop 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/Shop 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/Shop 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 provided ready to move in possession of the Apartment/Shop to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specification, amenities and facilities , as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

ii. Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules of regulation made thereunder.

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

i. Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or

ii. The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment , along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice; Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment/Shop, 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 3 consecutive months after notice form the Promoter in the regard, the Promoter may cancel the allotment of the Apartment/Shop 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/Shop as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment/Shop together with proportionate indivisible share in the Common Areas within 3 month 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 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 authorized the Promoter to withhold registration of the conveyance deed in his/her favour till Payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / APRTMENT/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/Shop.

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 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 provide under the Act.

13. RIGHT TO ENTER THE APATMENT FOR REPAIRS:

The Promoter/ maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the

association of allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hour, 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 by not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, fire fighting pumps 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 OF THE APARTMENT:

15.1. Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or Shop, or the staircases, 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/Shop and keep the Apartment/Shop, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2. The Allottee further undertakes, undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on 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/Shop 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/Shop.

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 of 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 /Shop 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 specification, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

Provided if there is any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project are to be made, a supplementary agreement dated _____ is attached and signed by the Allottee along with this agreement, therefore coming under at least two-thirds of the allottees and supporting who have agreed to take apartments/shops in the building.

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/Shop 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/Shop.

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

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the WBHRA.

20. BINDING EFFECT:

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

21. ENFIRE AGREEMENT:

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

22. RIGHT TO AMEND:

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

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

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

24. WAIVER NOT A LIMITATION OF 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 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 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 /Shop bears to the total carpet area of all the Apartments/Shops 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 Sub-Registrar at _____ (specify the address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at _____.

29. NOTICES:

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

_____ Name of Allottee
 _____ (Allottee 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 of 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 right and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____ (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 _____
- (2) Signature _____
 Name _____
 Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

- (1) Signature _____
 Name _____
 Address _____

At _____ on _____ in the presence of:

WITNESSES:

- (1) Signature _____
 Name _____
 Address _____
- (2) Signature _____
 Name _____
 Address _____

SCHEDULE A
DESCRIPTION OF APARTMENT WITH OPEN PARKING (IF ANY)

Particulars	Description
Apartment/Shop No.	
Type	
Floor	
Carpet Area	
Balcony or Verandah Area	
Apartment/Shop Floor Type	
Open Parking No.	
Open Parking Area	

The apartment is built and bounded as under:

Particulars	Description
On the North	
On the South	
On the East	
On the West	

SCHEDULE B
FLOOR PLAN OF APARTMENT/SHOP
 RESPECTIVE FLOOR PLANS WILL BE ATTACHED

**SCHEDULE C
PAYMENT TERMS AND CONDITIONS**

Sl. No.	Particulars	Charges (in Rs.)
1	Booking Amount	2,00,000
2	Within 30 days of booking/on agreement	20% including booking money
3	On completion of Ground Floor Casting	10%
4	On completion of First Floor Casting	10%
5	On completion of Second Floor Casting	10%
6	On completion of Third Floor Casting	10%
7	On completion of Fourth Floor Casting	10%
8	On completion of Brick Work of respective flat	10%
9	On completion of Flooring of respective flat	10%
10	On possession / registration (whichever earlier)	10%
11	Legal and Documentation Charges	35,000
12	Car Parking	At cost
13	Bike Parking	At cost
14	Electric Meter	As per actual
15	Transformer (if required)	As per actual
16	Any extra cost (if any)	Prior payment

Other important terms and conditions

- All cheques to be issued in the name of **MAA BHABATARINI REALTOR PVT. LTD**
- Interest @ 1.5% per month shall be charged on all delayed payments of instalments.
- Government Taxes will be applicable as and when required and GST payable as per Govt. rules.
- Registration charges, stamp duty & other expenses there to as applicable at the time of registration shall be extra & is to be borne by the purchaser.
- If the purchaser fails to complete the purchase transaction of the said flat within the stipulated period, then he/she will be refunded the advance money paid after deduction of 20% from it plus interest for delay in payments (if any).

SCHEDULE D
SPECIFICATION, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)

SCHEDULE E
SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE BUILDING)

WATER SUPPLY: 24 hours water supply, distribution line from overhead tank

EXTERNAL FINISH: Weather proof exterior color paint will be provided.

COMMON LOBBY: Marble with steel railing