

ANNEXTURE – A

[See rule 9]

Agreement for sale.

This Agreement for Sale (**Agreement**) executed on this \_\_\_\_\_ (Date) day of \_\_\_\_\_ (Month), 20\_\_\_\_,

**By and Between**

SMART VANIJYA PRIVATE LIMITED, (CIN NO.- U45100WB2005PTC103518) (PAN NO. – AAJCS 2004A) a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 6, Lyons Range, Unit No. 2, 5th Floor, Kolkata – 700001, Correspondence address: "EMBEE DELIGHT", Asian Highway, Durgamandir, P.o.- Kadamtala, P.s.- Matigara, Dist.- Darjeeling WestBengal -734011 represented by its Director authorized vide Board resolution dated : \_\_\_\_\_ SRI VINEET BANSAL, Son of Sri BINOD BANSAL, of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri, Post Office Siliguri Bazar, Pin No. 734005, Police Station.- Siliguri, District - Darjeeling.---- Hereinafter referred as "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).

And

*[If the Allottee is a company]*

\_\_\_\_\_, (CIN No.- ) a company incorporated under the provisions of the Companies Act, [1956 or 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 referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

*[If the Allottee is an individual]*

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Mr./Ms. \_\_\_\_\_ (Aadhar 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).

[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 the 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,-

- 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) "Regulation" means the Regulation made under the West Bengal Housing Industry Regulation Act, 2017;
- d) "Section" means a section of the Act.

#### WHEREAS:

- A. The Promoter is the absolute and lawful owner of [khasra nos./C.S./R.O.R nos. (CS/RS/LR)/Assessment No./ survey nos.] [Please insert land details as per relevant laws] \_\_\_\_\_ totally admeasuring square meters situated at in Subdivision & District etc. \_\_\_\_\_ ("Said Land") vide sale deed(s) dated \_\_\_\_\_ registered as documents no. \_\_\_\_\_ at the office of the Sub-Registrar:

[OR]

\_\_\_\_\_ ("Owner") is the absolute and lawful owner of [Khasra nos./C.S./R.O.R nos (CS/RS/LR)/Assessment No./survey nos.] [Please insert land details as per relevant laws] \_\_\_\_\_ totally admeasuring square meters situated at

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\_\_\_\_\_ in sub-division & District etc. \_\_\_\_\_ ("Said Land") vide sale deed(s) dated registered as documents no. \_\_\_\_\_ At the office of the Sub-Registrar. The Owner and the Promoter have entered in to a [collaboration development /joint development] agreement dated \_\_\_\_\_ registered as document no. \_\_\_\_\_ at the office of the Sub-Registrar:

- B. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project comprising multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as ("project")

[OR]

The said land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising plots and [insert any other components of the projects] and the said project shall be known as ' \_\_\_\_\_ ' ("Project"):

Provided that where land is earmarked for any institutional development the same shall be used for those purpose only and commercial / residential development shall be permitted unless it is a part of the plan approved by the competent authority;

- 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 \_\_\_\_\_ [Please insert the 'name of the concerned competent authority'] has granted the commencement certificate to develop the project vide approval date \_\_\_\_\_ 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 [Please insert the name of the concerned competent authority]. 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 no \_\_\_\_\_ having carpet area of square feet, type, on floor in [ tower/ block/building ] no \_\_\_\_\_ ("Building") along with garage / covered parking no \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet in the \_\_\_\_\_ [ Please insert the location of the garage /covered parking], 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);

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[OR]

The Allottee had applied for a Plot in the project vide application no \_\_\_\_\_ dated \_\_\_\_\_ And has been allotted plot no \_\_\_\_\_ having area \_\_\_\_\_ of square feet and plot for garage covered parking], 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 "Plot " more particularly described in Schedule A );

- H. The parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- I. [ 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 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;
- 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/ Plot] and the garage/covered parking ( if applicable ) as specified in para G.

**NOW THEREFORE, in consideration of the mutual representation, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the parties agrees as follows:**

**1 TERMS:**

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, The [Apartment / Plot] as specified in para G.
- 1.2 The Total Price for the [ Apartment /Plot ] based on the carpet area is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) only ("Total Price") ( Give break up and descriptions):

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

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

[AND] (if/as applicable)

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

[OR]

Plot No. _____	Rate of plot per square feet*
Type _____	_____
_____	
Total price of Rupees	

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

[AND] (if/as applicable)

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

Explanation:

- (i) The total price above includes the booking amount paid by the allottee to the Promoter towards the [ Apartment/Plot];
- (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 allottees and the

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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 increases 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 authority, the Promoter shall enclose the said notifications /order/rule regulations to the 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 impositions or increase of any development charges after the expiry of the scheduled date of completion of the project as per registrations , if any, granted to the said project by the authority as per the Act, the same shall not be charged from the Allottee.

1.4 The Allottee (s) shall make the payment as per the payment plan set out in **Schedule C** ("Payment Plan").

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1.5 The Promoter may allow , in its sole discretion , a rebate for early payments of instalments payable by the Allottee by discounting such early payments @-% per annum for the period by which the respective instalments has been proponed. 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 pans 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.

1.7 [ Applicable in case of an apartment ] The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate\* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, if there is reduction in the carpet area then the Promoter shall refund the excess money paid by 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 /Plot] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [ Apartment/Plot];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the common areas 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 computations 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 , window, fire detection and

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firefighting equipment in the common areas , maintenance charges as per para 1] etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [ Apartment /Plot] 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 that [Apartment/Plot ] along with \_\_\_\_\_ garage/covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the project is an independent, self- contained project covering the said land and is not a part of any other project or zone and shall not form a part of and / or linked /combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastrure 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 outgoing 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 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 therefore by such authority or person.

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

## 2, MODE OF PAYMENT:

Subject to the terms of Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter , within the Stipulated time as mentioned in the payment plan [Through A/c Payee Cheque/demand draft/ bankers cheque or online payment (as applicable ) in favour of \_\_\_\_\_ payable at \_\_\_\_\_

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### 3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank Of India, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modifications (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, 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 Promoter immediately and comply with necessary formalities of 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/Plot ], if any, in his/her name and the Allottee undertakes not to object/demand/ direct the Promoter to adjust his payment in any manner.

### 5. TIME IS ESSENCE:

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

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## 6. CONSTRUCTION OF THE PROJECT /APARTMENT;

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

## 7. POSSESSION OF THE APARTMENT /PLOT:

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

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days to 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, claim 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/Plot] , 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

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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, agrees(s) to pay the maintenance charges as determined by the Promoter /associations 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/ Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentations as prescribed in this Agreement and the Promoter shall give possessions of the [Apartment/Plot] to the Allottee. In case the Allottee fails to take possession within the time provided in paraSuch Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 **POSSESSION BY THE ALLOTTEE-** After obtaining the occupancy certificate\* and handing over physical possession of the [ Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottee or the competent authority , as the case may be, as per the local laws;

[Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans , including common areas , to the associations 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 provisions shall not be barred by limitations provided under any law for the time being in force.

Except for occurrences of a force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this agreement ,duly completed by the date specified in para 7.1 ; or (ii) due to discontinuance of his business as

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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/Plot] ,with interest at the rate prescribed in the rules including compensation in the manner as provided under the act within Forty-Five days of it become due;

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

#### **8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

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

- (i) The Promoter has absolute ,clear and marketable title with respects 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 many 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 [ Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times , remain to be in compliances with all applicable laws in relation to the project , said Land, Building and [ Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing. Whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement /arrangement with any person or party with respect to the said Land including the Project and the said [ Apartment/Plot] which will, in any manner , affect the rights of Allottee under this Agreement;

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- (viii) The Promoter confirms that the promoter is not restricted in any manner whatsoever from selling the said [ Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the promoter shall handover lawful, vacant, peaceful, physical possession of the [ Apartment/Plot] to the Allottee and the common areas to the association of allottees or the competent authority ,as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and 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 government 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 acquisitions 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, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in Possession of the [Apartment/Plot] to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment 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) Discontinuances of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2. In case of Default by Promoter under the condition listed above, Allottee is entitled to the following

- (i) Stop making further payment to Promoter as demanded by the Promoter. If the Allottee stops making payment the Promoter shall correct the situation by completing the

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*Vineet Bansal*

Director

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 the possession of the ( Apartment/Plot), which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

9.3. The Allottee shall be considered under a condition of Default, on the occurrences 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/Plot] in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

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

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

The Promoter, on receipt of Total Price of the [Apartment/Plot] as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with Proportionate Indivisible share in the Common areas within 3 months from the date of issuance of the occupancy certificate\* and the Completion certificate, as the case may be, to the allottee:

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

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Umesh Bansal

Director

### 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/Plot].

### 12. DEFECTLIABILITY:

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 developments 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 agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

### 14. USAGE:

Use of Basement and Service Areas: The Basement (s) and service areas, if any, as located within the ( project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG, set Rooms, underground water tanks, Pump Rooms, maintenance and service room, fire fighting pumps and equipment etc.. And other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the service areas and the other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basement in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

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

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

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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/name-plate, neon light, publicity material or advertisement material etc. on the face façade of the building or anywhere on the exterior of the project , buildings therein or common areas . The Allottees shall also not change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the [Apartment/Plot].
- 15.3. The Allottee shall Plan and distribute its electrical load in conformity with the electrical system 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 damage arising out of breach of any of the aforesaid conditions.

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

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

#### 17. ADDITIONAL CONSTRUCTION:

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 MORTGAGEOR CREATE A CHARGE:

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

#### 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 \_\_\_\_\_

[Please insert the name of the Apartment Ownership Act]. The Promoter showing compliance of various laws regulations as applicable in \_\_\_\_\_

#### 20. BINDINGEFFECT:

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Vineet Bansal

Director



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

#### 21. ENTIRE AGREEMENT

This Agreement, along with its schedule, constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondence, 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/Plot] and the Project shall equally be applicable to and enforceable and by any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

#### 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 provision or of the right

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*Vincent Bansal*

Director

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 provision 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 provision 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:**

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

**27. FURTHER ASSURANCES:**

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

**28. PLACE EXECUTION:**

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in \_\_\_\_\_ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at \_\_\_\_\_ (specify the address of the Sub-Registrar). Hence this Agreement shall be deemed to have been executed at \_\_\_\_\_

**29. NOTICES:**

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

\_\_\_\_\_ Name of Allottee

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Vijay Bansal

Director

\_\_\_\_\_ (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 there under.

**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 dispute arising out or touching upon or in relation to the term 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.

**Other Miscellaneous Points in Consonance with WBHIRA Act & Rules:**

- 34. RESIDENTIAL USE:** The Buyer shall use the Said Flat for residential purpose only. Under no circumstances shall the Buyer use or allow the Said Flat to be used for commercial, industrial or other non-residential purposes. The Buyer shall also not use or allow the Said Flat to be used as a religious establishment, hotel, hostel, boarding house, restaurant, nursing home, club, school or other public gathering place.

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35. **CO-OPERATE IN MANAGEMENT AND MAINTENANCE:** The Allotee shall co-operate in the management and maintenance of the Said Building, the Said Phase, the Said Complex by the Developer/the Facility Manager/the Association (upon formation).
36. **OBSERVING RULES:** The Allotee shall observe the rules framed from time to time by the Promoter/the Facility Manager/the Association (upon formation) for the beneficial common enjoyment of the Said Building, the Said Phase, the Said Complex.
37. **CAUSING MUTATION:** The Allotee shall cause mutation of the name of the Allotee in respect of the Said Flat and/or Land Share in the Said Property in the records of the concerned Statutory Authorities at the cost of the Buyer after the registration of the conveyance.
38. **ALTERATION:**
- 38.1 **Allowed Alteration:** Structural changes inside the Flat is allowed to an extent, subjected to the written approval of Architect or Project Engineer. Tiles change are allowed but the Promoter can't be held responsible or liable to pay any damages due to any form of mistake or wrong doing in tile installation work by the Tiles contractor provided by the Promoter. The buyer shall have to get any other kind of flooring done on his own Like Marble, Wooden, Etc Etc. And the amount of the changes done will be adjusted by the Promoter at the time of Final billing before the registry of the Flat.
- 38.2 **Disallowed Alterations:** no alteration, modification, Changes, reimbursement of money shall be allowed by the Promoter (excluding the allowed alteration mentioned above) for any other request from the buyer, for example (1) elevation and exterior colour scheme of the Said Flat and the Said Building, (2) design and/or the colour scheme of the windows, grills and the main door of the Said Flat and (3) C.P & Sanitary Fittings of Bathroom and kitchen. (4) Main flush door of the Flat Etc Etc .... The Developer clarifies that the C.P fittings and sanitary fitting will be provided in the flats of Best brands (Jaguar / Hindware / Or Equivalent) and so for such, no refunds will be allowed what so ever. Further the Developer clarifies that the Main door will be provided of best quality plain flush door on which if the customer wishes can design the door on his own expenditure. Any of the above mention disallowed alteration is subjected to schedule mentioned below.
39. **NO STRUCTURAL ALTERATION AND PROHIBITED INSTALLATIONS:** not alter, modify or in any manner change the structure or any civil construction in the Said Flat And Appurtenances or the Common Portions or the Said Building. The Buyer shall not install any dish-antenna on the balcony and/or windows of the Said Building and/or on any external part of the Said Building and. The Buyer shall not install grills on the railings of the balcony and/or outside the windows, in any form or manner. Grills may only be installed by the Buyer on the inner side of the doors and windows of the Said Flat. The Buyer shall further install such type of air-conditioners (split only) and at such places, as be specified and prescribed by the Promoter, it being clearly understood by the Buyer that no out-door units of split air- conditioners will be installed on the external walls of the Said Building. If split air-conditioners are specified and prescribed to be installed, the Buyer shall install the out-door unit of the same either inside the Buyer's own balcony or on common ledge or platform provided by the Promoter for the same, in which case the out-door unit will be installed only on such ledge or Platform and at no other place. The

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Director

indoor unit will be installed in the specific point inside identified by the Promoter in the flat because of the placing of overflow drain for discharge of AC water, pre installed by the Promoter in the said flat.

40. **NO CHANGING NAME:** not change/alter/modify the names of the Said Building and the Said Complex from that mentioned in this Agreement.
41. **NO NUISANCE AND DISTURBANCE:** not use the Said Flat or the Common Portions or the Said Parking Space, if any, or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance to other occupants of the Said Building and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights, comforts or convenience of other persons. Furthermore, any kind of interiors, furnishing, renovation, alteration and/or otherwise being done by the buyer must be carried out between 8 am till 8 pm on any day, to minimum inconvenience to other co-occupant.
42. **NO STORAGE:** not store or cause to be stored and not place or cause to be placed any goods, articles or things in the Common Portions.
43. **NO SIGNAGE:** not put up or affix any sign board, name plate or other things or other similar articles in the Common Portions and the Specified Facilities or outside walls of the Said Flat/Said Building/Said Complex except at the place or places provided therefor, provided that this shall not prevent the Buyer from displaying a standardized name plate outside the main door of the Said Flat.
44. **ROOF RIGHTS:** A demarcated portion of the top roof of the Said Building shall remain common to all residents of the Said Building (Common Roof) and all common installations such as Water tank / lift machine room / Mumty Room / Dish Antenna's / Lightening arrestors / Earthing Strips / Ducts Covers / Main Water Lines Etc Etc... shall be situated in the Common Roof. Since the project is a High-rise building the roof door will stay locked for safety and security reasons of the Buyer and their Families. The Promoter also assures the Buyer that the roof will only be used for Maintenance activities only. And the Promoter will not sell or sublet the said roof to anyone whatsoever.
45. **NOMINATION BY BUYER WITH CONSENT:** The Buyer admits and accepts that before the execution and registration of sale agreement or conveyance deed of the Said Flat And Appurtenances, the Buyer will be entitled to nominate, assign and/or transfer the Buyer's right, title, interest and obligations under this Agreement on payment of 10% of the total price mentioned in this agreement of the said flat, as nomination charge to the Promoter. The Buyer shall be entitled to nominate, assign and/or transfer the Buyer's right, title, interest and obligations under this Agreement to parent, spouse and children "without" payment of the aforesaid nomination charge. The Promoter will have the exclusive right to ask for any documents relating to establishment of Blood relation between the nominee and the Buyer. And the buyer agrees to not ask any question on the demands of paper's by the Promoter for the said change. The Buyer admits and accepts that the Buyer shall not nominate or assign the rights under this Agreement save in the manner indicated above.

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46. **SAID PARKING SPACE:** The agreement by and between the Parties that the Said Parking Space (if any has been agreed to be taken by the Buyer) There are three types of Parking the Promoter is offering to the Buyer. They are Covered, Open to Air and Multilevel / Mechanical Parking. If covered for car, may be in the ground floor or basement of any building in the Said Complex, if open to air or Multilevel/Mechanical parking for car, at any place in the ground level of the Said Property.  
It is clarified that (1) the right to park in the Said Parking Space is not being agreed to be transferred on the basis of any fixed area, location, convenience or measurement and all decisions of the Promoter in this regard shall be final and binding on the Buyer and can only be used for parking of a four wheeler passenger vehicle [Passenger cars are motor vehicles with at least four wheels, used for the transport of passengers and comprising not more than eight seats in addition to the driver's seat but does not include any kind of commercial vehicle.], as the case may be, of the Buyer and not for any other purposes and (2) The Buyer will have the right to only park the car in the said parking Space and it shall not be used for any other purpose what so ever.
47. **DEPARTMENTAL STORE, MEDICINE SHOP, SALON & CAFETERIA:** The said Departmental Store, Medicine Shop, Salon & Cafeteria within the Said complex will be Sole property of the Promoter. And does not form part of the common area and land share what so ever. The Promoter shall have exclusive rights on the functioning and day to day running of the same and in doing so it may by itself or by letting out or by acquiring a franchise or some agency run the same. The four services are very essential for running such large complex and which fulfills the basic needs for a family.
48. **KEY OF VACANT FLATS:** The Buyer has to give a key to the facility manager if the buyers do not wish to stay in the said flat regarding any kind of emergencies Like Fire, Flood, Earthquake etc etc.
49. **HUMAN FIRST POLICY:** The Promoter always believes in human first policy. The Promoter declares that it does not discriminate any one on grounds of Caste, religion, race, sex or place of birth. Anyone who is either a citizen of India or a citizen of any other country in any capacity (either a company, individuals, group of individuals, or otherwise), who may lawfully be permitted to purchase any flats in the building is welcome to Purchase a flat in the Residential complex build by the Promoter without any questions asked and the same is expected and agreed by all the co-owners.
50. **GENERATOR ELECTRICITY BACKUP:** Electricity Backup from Generator will be provided for Lifts, Common Areas/Amenities, Water Pump System and Fire Suppression System. For Flats Electricity will be provided to a certain extent which will be a single light and Fan for Every room in the Flat and television point.
51. The Allotee Have fully satisfied himself as to the title of the Owner and the right of the Promoter/Landowner in respect of the said land.
52. The Allotee Have inspected the plan sanctioned by the authorities concerned in respect of the building complex and the said Unit being constructed by the Promoter/Land Owner and agrees not to raise any objection with regard thereto.

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Unnat Bansal

Director

53. The Allotee Have satisfied themselves about the project layout and the future sanctions to be obtained and the future constructions to be made by the Promoter/Land Owner on the said land (if any).
54. The Allotee Have verified the location and site of the said Unit including the egress and ingress thereof and also the area and measurement of the Unit as stated in this Agreement and agrees not to dispute the same.
55. The Allotee Have acknowledged that the right of the Purchasers shall remain restricted to the said Unit and common portions only.
56. The Allotee Have satisfied themselves as to the Carpet area in relation thereto to comprise in the said Unit and also the common parts/portions which would be common for all the residents /occupants of the various units comprised in the said building complex and has agreed not to challenge or dispute the same in any manner whatsoever or however.

**This agreement is in consonance with West Bengal HIRA Act and West Bengal HIRA Rules and all provisions of Act and Rules Duly complied with.**

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:

Allotee: (including joint buyers)

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
Photographs  
and Sign  
across the  
Photograph

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
Photographs  
and Sign  
Across the  
Photograph

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*Umesh Bansal*

Director

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

Promoter:

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
Photographs  
And Sign  
Across the  
Photograph

At \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_ in the presence of:

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**WITNESSES:**

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Name \_\_\_\_\_

Address \_\_\_\_\_

SCHEDULE 'A' - PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND TITLE GARAGE COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' - PAYMENT PLAN

SCHEDULE 'D' - SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT /PLOT)

SCHEDULE 'E' - SPECIFICATIONS AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

[The 'Schedules' to this Agreement for sale be as agreed to between the Parties]

\*or such other certificate by whatever name called issued by tire competent authority.