

## DRAFT AGREEMENT FOR SALE

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

### By and Between

**Trimline Distributors and Management Pvt. Ltd. (PAN: AABCT1649Q)** a company duly incorporated under the companies Act, 1956 having its registered office at 6th Floor, S W Block, Vishwakarma Building, 86C Topsia Road (S) Kolkata 700046, P. S. Topsia & P. O. Govinda Ghatik Lane Kolkata- 700 046 duly represented by its Director namely **MR. ASIT GHOSH (PAN: ACWPG7350F)**, son of **Mr. Judhithar Ghosh**, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 14 Lake East Fourteen Road, 3rd Floor, Flat 3B, Santoshpur, Kolkata 700075, P. S. SURVEY PARK & P. O. SANTOSHPUR, Kolkata 700 075

**Bhatter Infrastructure Pvt. Ltd. (PAN: AAECB2897B)** a company duly incorporated under the companies Act, 1956 having its registered office at 6, BISHOP LEFROY ROAD, FLAT 14/1, PAUL MANSION KOLKATA Kolkata WB 700020, P. S. BHAWANIPORE & P. O. L R SARANI Kolkata 700 020 duly represented by its Director namely **Mr Raj Kumar Bhatler (PAN: ADZPB2275J)**, son of Late Jaikishan Bhatler, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 14A Rowland Row Kolkata 700020, P. S. Ballygunj & P. O. L R Sarani, Kolkata 700 020 hereinafter referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in interest and assigns ) of the **FIRST PART**, represented by the **Authorised Signatory of the Constituted Attorney Shrivatsa Khemka (PAN: ASFPK3490D)**, son of Mr Shrivardhan Khemka, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 15D Raja Santosh Road, Kolkata - 700027, P. S. Alipore & P. O. Alipore, Kolkata - 700027

### AND

**New Age Nirman LLP, an LLP (PAN: AALFN9950F)** a company duly incorporated under the LLP Act, 2008 having its registered office at 103 Niharika, 17/1C Alipore Road, Kolkata - 700027, P. S. Alipore & P. O. Alipore Kolkata - 700027 duly represented by its partner/s namely **Mr. Shrivatsa Khemka (PAN: ASFPK3490D)**, son of Mr Shrivardhan Khemka, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 15D Raja Santosh Road, Kolkata - 700027, P. S. Alipore & P. O. Alipore, Kolkata - 700027 **Mr. Shriyagya Khemka (PAN: BXTPK9451J)**, son of Mr Shrivardhan Khemka, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 15D Raja Santosh Road, Kolkata - 700027, P. S. Alipore & P. O. Alipore, Kolkata - 700027 **Mr. Shrivardhan Khemka (PAN: AFXPK4194H)**, son of Mr Sohanlal Khemka, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 15D Raja Santosh Road, Kolkata - 700027, P. S. Alipore & P. O. Alipore, Kolkata - 700027 hereinafter referred to as "the **DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **OTHER PART**:

### AND

Mr./Ms. \_\_\_\_\_ (Aadhaar no. \_\_\_\_\_ ) son / daughter of \_\_\_\_\_ , aged about \_\_\_\_\_ , residing at \_\_\_\_\_ ( PAN \_\_\_\_\_ ) , or hereinafter called the "Allottee" (which expression repugnant to the context meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

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

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

- (a) "**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- (b) "**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- (c) "**Regulations**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- (d) "**section**" means a section of the Act.

**WHEREAS :**

1. The landowners are the absolute and lawful owner of the property described in the **Schedule 'A'** property in the following manner
  - a) ...
  - b) ..
  - c) ..
  - d) ..
  - e) ..
  - f)
2. The Owner and the Developer have entered into a [development agreement] agreement dated \_\_\_\_\_ registered before the ..... and recorded in Book No .....Volume .....pages.....to.....being Nos.....registered before the .....
3. The said Land is earmarked for the purpose of building a [commercial/residential/ any other purpose] project comprising multistoried apartment buildings and] and the said project shall be known as Swayam City
4. The Developer is fully competent to enter into this Agreement pursuant to the terms and conditions of the Development Agreement
5. The North 24 Parganas Zilla Parishad has granted the commencement certificate to develop the project vide approval dated \_\_\_\_\_ bearing no. \_\_\_\_\_;
6. The Developer 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 South 24 Parganas Zilla Parishad. The Developer 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 ;.
7. The Developer has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at \_\_\_\_\_ on \_\_\_\_\_ under registration no. \_\_\_\_\_;
8. 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 \_\_\_\_\_ 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 B** and the floor plan or the apartment is annexed hereto and marked as **Schedule B-1** ) ;

- 9.** The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein and the purchaser understands that The Project Swayam City shall be developed in phases and the land being subject matter of this Agreement shall form one phase of such phases of Swayam City. It being agreed that for the purposes of this Agreement and for the purposes of marketing, launching construction the land area for each phase shall and/or may differ and /or vary to the extent as the Developer deems fit and proper and The phases of Swayam City shall be designed by the Developer only considering the best available layout and orientation of the project, the best possible elevation and aesthetics and the integration of each phase with the adjacent phase for connecting all the phases of the Project and Each phase shall have the right of access over all roads, pathways, infrastructure, communication system and integration thereof and/or addition thereto as may be required and that the Developer and the owner jointly shall be entitled to expand the project by adding any other piece or parcel of land adjoining or contiguous to the (hereinafter referred to as the Additional Area) subject to the Owner of the said Land being desirous of being a part of the project and any area which is included in the project with the concurrence of all the parties hereof and the concurrence of the respective land owner of the said Land, the Building/Units which are constructed in such additional area shall be entitled to all facilities and/or utilities existent in the Schedule land including but not limited to connecting the drainage, sewerage, transformer, generator, cable ducts, water lines, and such other facilities and/or amenities and/or utilities which are to be intended to be provided in project and It shall be independent and a right secured with the developer to enlarge and/or extend and/or expand the said project and construct additional blocks in the adjoining land and the right to open an access for ingress and egress to the adjoining land in such manner.
- 10.** 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.
- 11.** 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 ;
- 12.** In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment] and the garage/covered parking (if applicable as specified in para G.

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

**1. TERMS :**

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

Block/Building/Tower No. _____ Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet*
Garrage/Covered parking-1	
Total price (in rupees)	

\*The amounts includes the cost of apartment, cost of exclusive balcony of verandah areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, etc., if/as applicable.

- (i) The Total Price above includes the booking amount paid by the allottee to the Developer towards the apartment
- (ii) **The** Total Price above includes Taxes (consisting of tax paid or payable by the Developer by way of Cess or any other similar taxes which may be levied, apart from GST which shall be extra, in connection with the construction of the Project payable by the Developer , by whatever name called) up to the date of handing over the possession of the Apartment to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate :

**Provided** that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the Developer 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 Developer 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 Developer within the time and in the manner specified therein. In addition, the Developer shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment ] [includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para II etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [Apartment/ Plot] and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Developer shall enclose the said

notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the Allottee.

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

1.5 The Developer may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ - % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Developer .

1.6 It is agreed that the Developer 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 Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7 The Developer 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 charges, 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 Developer . If there is reduction in the carpet area then the Developer 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 Developer 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 Developer agrees and acknowledges, the Allottee shall have the right to the [Apartment ] as mentioned below :

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

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

1.10 The Developer 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 of 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 Developer fails to pay all of 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 Developer 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.

1.11 The Allottee has paid a sum of Rs.\_\_\_\_\_ (Rupees \_\_\_\_\_ only) as booking amount being part payment towards the Total Price of the [Apartment ] at the time of application the receipt of which the Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment ] as prescribed in the Payment Plan [Schedule 'C'] as may be demanded by the Developer within the timer 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 Developer abiding by the construction milestones, the Allottee shall make all payment on written demand by the Developer , within the stipulated time as mentioned in the Payment Plan [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable)] in favour of \_\_\_\_\_ payable at \_\_\_\_\_

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

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and t he 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 Developer with such permission, approvals which would enable the Developer 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, 1999of the statutory enactments or amendments threreof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve of Bank of India, he/she may be liable for any

action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- 3.2 The Developer accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Developer immediately and comply with necessary formalities in any under the applicable laws. The Developer 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 Developer shall be issuing the payment receipts in favour of the Allottee only.

#### **4 ADJUSTMENT/APPROPRIATION OF PAYMENTS :**

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

#### **5 TIME IS ESSENCE :**

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

#### **6 CONSTRUCTION OF THE PROJECT / APARTMENT :**

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the [Apartment ] and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Developer . The Developer 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 Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act 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 Developer shall constitute a material breach of the Agreement.

#### **7 POSSESSION OF THE APARTMENT :**

##### **7.1 Schedule for possession of the said [Apartment ] –**

The Developer agrees and understands that timely delivery of possession of the [Apartment ] to the allottee and the common areas 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 Developer assures to hand over possession of the [Apartment ] along with ready and complete common areas with all specifications, amenities and facilities of the project in place on \_\_\_\_\_ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure."). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the [Apartment ] :

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented . The Allottee agrees and confirms that,

in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee the entire amount received by the Developer from the allotment within 45 days from that date. The Developer 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 Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

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

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

**7.4 Possession by the Allottee.** – After obtaining the occupancy certificate\* and Handing over physical possession of the [Apartment] to the Allottees, it shall be the responsibility of the Developer to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws :

Provided that, in the absence of any local law, the Developer shall hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

**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 Developer, the Developer 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 Developer to the Allottee within 45 days of such cancellation.

**7.6 Compensation.** ---- The Developer 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 Developer fails to complete or is unable to give possession of the [Apartment] (i) in accordance with the terms of the 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 of revocation



of the registration under the Act, or for any other reason, the Developer shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment ], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due :

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

## **8 REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER :**

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

- (i) The Landowner's title to the Project Land is absolute, clear and marketable and the Developer has 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 Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project ;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [Apartment ] ;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment ] are valid and subsisting and have been obtained by following due process of law. Further, the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation the Project, said Land, Building and [Apartment ] and common areas;
- (vi) The Developer 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 Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said [Apartment ] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said [Apartment ] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Developer shall hand over lawful, vacant, peaceful , physical possession of the [Apartment ] to the Allottee and the common areas to the association of Allottees or the competent authority, as the case may be ;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Developer 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 Developer 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 Developer shall be considered under a condition of Default, in the following events :

- (i) Developer fails to provide ready to move in possession of the [Apartment ] to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Developer 's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Developer under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Developer as demanded by the Developer . If the Allottee stops making payments the Developer 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 Developer 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 Developer , interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment ], which shall be paid by the Developer 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 Developer 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 Developer 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 Developer in this regard, the Developer may cancel the allotment of the [Apartment ] in favour of the

Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

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

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

The Developer , on receipt of Total Price of the [Apartment ] as per para 1.2 under the Agreement from t he Allottee, shall execute a conveyance deed and convey the title of the [Apartment ] together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate\* and the completion certificate, as the case may be, to the Allottee:

Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Developer 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 Developer to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promotr is made by the Allottee.

#### **11 MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT :**

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

#### **12 DEFECT LIABILITY :**

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

#### **13 RIGHT TO ENTER THE APARTMENT FOR REPAIRS :**

The Developer /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 t he Allottee agrees to permit the association of Allottees and/or maintenance agency ro enter into the [Apartment ] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

#### **14 USAGE :**

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

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

- 15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment ] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment ] or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment ] and keep the [Apartment ], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and 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, 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 Allotees shall also not change the colour scheme of the outer walls of painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment ] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the [Apartment ].
- 15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the association of Allotees and/or maintenance agency appointed association of Allotees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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

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

**17 ADDITIONAL CONSTRUCTIONS :**

The Developer 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 DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE :**

After the Developer executes this Agreement he shall not mortgage or create a charge on the [Apartment /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 /Building] .

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

The Developer has assured the Allotees that the project in its entirety is in accordance with the provisions of the \_\_\_\_\_  
[Please insert the name of the Apartment Ownership Act. The Developer showing compliance of various laws/regulations as applicable in \_\_\_\_\_]

**20 BINDING EFFECT :**

Forwarding this Agreement to the Allottee by the Developer does not create a binding obligation on the part of the Developer 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 Promote. If the Allottee(s) fails to execute and deliver to the Developer 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 Developer, then the Developer shall serve a notice to the Allottee for rectifying the default, which is not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**21. ENTIRE AGREEMENT :**

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

**22. RIGHT TO AMEND :**

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

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

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

**24. WAIVER NOT A LIMITATION TO ENFORCE :**

**24.1** The Developer, 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 Developer in the case of one Allottee shall not be construed to be a precedent and/or binding on the Developer to exercise such discretion in the case of other Allottees.

**24.2** Failure on the part of the Parties to enforce at any time or for any Period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

**25. SEVERABILITY :**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary 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 Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment ] bears to the total carpet area of all the [Apartment s] 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 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 Developer through its authorized signatory at the Developer 's Office, or at some other place, which may be mutually agreed between the Developer and the Allottee, in \_\_\_\_\_ after the Agreement is duly executed by the Allottee and the Developer or simulatenously 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 Allotte and the Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Developer by Registered Post at their respective addresses specified below:

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

\_\_\_\_\_ (Allottee Address)

M/s. \_\_\_\_\_ Developer name

\_\_\_\_\_ (Developer Address)

It shall be the duty of the Allottee and the Developer 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 Developer 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 Developer 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 Allotte 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 . GOVERNMENT LAW :**

That the rights and obligations of the parties under or arising out of this Agreeent shall be construed and enforced in accordance with the Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

**33 . DISPUTE RESOLUTION :**

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

**THE SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less ....., which is butted and bounded as follows:

**ON THE NORTH :** .....

**ON THE SOUTH :** .....

**ON THE EAST :** .....

**ON THE WEST :** .....

**THE SCHEDULE 'B' ABOVE REFERRED TO**

Block/Building/Tower No. _____ Apartment No. _____ Type _____ Floor _____	Rate of Apartment per square feet*
Garrage/Covered parking-1	

Together with the undivided impartible proportionate share in the land and proportionate right over the Common Areas and Portions

**THE SCHEDULE 'B-1' ABOVE REFERRED TO**

**PLAN OF THE APARTMENT MARKED AS SCHEDULE 'B-1' IN SEPARATE SHEET**

**THE SCHEDULE 'C' ABOVE REFERRED TO**

**Payment Plan**

**THE SCHEDULE 'D' ABOVE REFERRED TO  
Specifications**

**THE SCHEDULE 'E' ABOVE REFERRED TO  
Common Amenities**