

NIRVANA – PHASE -II
Agreement for Sale WB HIRA FORMAT

ANNEXURE 'A'

[See rule 9]

AGREEMENT FOR SALE WITHOUT POSSESSION

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

By and Between

1. **SHIVIKA BUILDMART LLP** (formerly SHIVIKA BUILDMART PVT. LTD. - PAN AASCS7684P) A limited liability Partnership having been registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose, Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
2. **SHIVIKA NIKETAN LLP (PAN ADSFS8395K)** (formerly SHIVIKA NIKETAN PVT LTD. - PAN AASCS7692F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019) residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
3. **BALADEVA INFRATECH LLP** (formerly BALADEVA INFRATECH PVT.LTD. - PAN AAFCB3958A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
4. **BALADEVA INFRADEV LLP (PAN AATFB87871A)** (formerly BALADEVA INFRADEV PVT. LTD. - PAN AAFCB3966N) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

5. **ARROWLEAF ENCLAVE PRIVATE. LIMITED.**(PAN AAKCA7537K) A Company registered under the Companies Act having its Regd. Office 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019
6. **BALADEVA INFRACON LLP (PAN AATFB8786H)** (formerly BALADEVA INFRACON PVT. LTD. - PAN AAFCB3967P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
7. **BALADEVA COMPLEX LLP** (formerly BALADEVA COMPLEX PVT. LTD. – PAN AAFCB3959B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019),
8. **AAMOD ENCLAVE PRIVATE LIMITED.**(PAN AAKCA8204F) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107
9. **AAMOD NIRMAN PRIVATE LIMITED.**(PAN AAKCA8182A) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107
10. **AAMOD GRIHA PRIVATE LIMITED.**(PAN AAKCA8187F) A Company registered under the Companies Act having its Regd. Office at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107.
11. **SHIVIKA CONCRETE STRUCTURE LLP** (formerly SHIVIKA CONCRETE STRUCTURE PVT LTD. - PAN AASCS7684P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose, Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019).
12. **BALADEVA STRUCTURE LLP** (PAN AATFB8782D) (formerly BALADEVA STRUCTURE PVT LTD. - PAN AAFCB3962J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its

Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .

13. **LAMIUM VILLA LLP** (formerly LAMIUM VILLA PVT. LTD. - PAN AACCL3041M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
14. **SHIVIKA BUILDCON LLP** (formerly SHIVIKA BUILDCON PVT LTD - PAN AASCS7675Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
15. **BALADEVA TOWNSHIP LLP** (PAN AATFB8783C) (formerly BALADEVA TOWNSHIP PVT. LTD - PAN AAFCB3961M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
16. **AROKYA REALTORS LLP** (PAN ABMFA69571D) (formerly AROKYA REALTORS PVT. LTD PAN AALCA7085K) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
17. **CHAKRADEV CITY HOME LLP** (formerly CHAKRADEV CITY HOME PVT. LTD. - PAN AAFCC2906F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .

18. **CHAKRADEV INFRAPROJECT LLP** (formerly CHAKRADEV INFRAPROJECT PVT. LTD. - PAN AAFCC2908M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
19. **CHAKRADEV NIWAS LLP** (PAN AANFC7535R) (formerly CHAKRADEV NIWAS PVT LTD. - PAN AAFCC2904H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .
20. **JANMBHUMI CONCLAVE LLP** (PAN AAOFJ4873G) (formerly JANMBHUMI CONCLAVE PVT. LTD. - PAN AADCJ1141R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
21. **JANMBHUMI REALCON LLP** (PAN AAOFJ4871E) (formerly JANMBHUMI REALCON PVT. LTD - PAN AADCJ1137H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
22. **VEENAVANI BUILDERS LLP** (PAN AAQFA8249L) (formerly VEENAVANI BUILDERS PVT. LTD. - PAN AAECV7908F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

23. **SUBHMANI NIWAS LLP** (formerly SUBHMANI NIWAS PVT. LTD. - PAN AATCS6190D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 4B, Chaitan Sett Street, P.S Posta, P.O.Barrabazar, Kolkata – 700007)
24. **AADHIRA NIRMAN LLP** (formerly AADHIRA NIRMAN PRIVATE LIMITED - PAN AAKCA8178J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107).
25. **AADHIRA REAL ESTATE LLP** (PAN ABMFA6961B) (formerly AADHIRA REAL ESTATE PRIVATE LIMITED – PAN AAKCA8200B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA- 700025 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .
26. **AADRIKA ENCLAVE LLP** (formerly AADRIKA ENCLAVE PRIVATE LIMITED - PAN AAKCA8207G) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .
27. **AAKAANKSHA COMPLEX LLP** (formerly AAKAANKSHA COMPLEX PRIVATE LIMITED - PAN AAKCA8208K) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107)
28. **AAMOD CONSTRUCTION LLP** (PAN ABMFA6960A) (formerly AAMOD CONSTRUCTION PRIVATE LIMITED - PAN AAKCA8206H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD,

KOLKATA-700025 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107) .

29. **NETTLE VILLA LLP** (formerly NETTLE VILLA PVT. LTD. - PAN AAECN0598B), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) .
30. **PARSLEY NIRMAN LLP** (formerly PARSLEY NIRMAN PRIVATE LIMITED - PAN AAGCP7124D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
31. **PEONY RESIDENCY LLP** (formerly PEONY RESIDENCY PRIVATE LIMITED - PAN AAGCP 7125C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
32. **ROSEBAY HOUSING LLP** (formerly ROSEBAY HOUSING PRIVATE LIMITED - PAN AAGCR0033D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
33. **SALVIA NIWAS LLP** (formerly SALVIA NIWAS PRIVATE LIMITED - PAN AARCS7764B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
34. **SEDUM NIRMAN LLP** (PAN ADSFS7718N) (formerly SEDUM NIRMAN PRIVATE LIMITED - PAN AARCS7764B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its

- Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
35. **SNOWBALL VILLA LLP** (PAN ADSFS7716C) (formerly SNOWBALL VILLA PRIVATE LIMITED - PAN AARCS7765A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 36. **THYME HOME LLP** (PAN AAOFT1013G) (formerly THYME HOME PRIVATE LIMITED - PAN AAECT3204A), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019)
 37. **VERAINE AASHIANA LLP** (PAN AAQFV8131K) (formerly VERAINE AASHIANA PRIVATE LIMITED PAN AAECV1173C), A Company registered under the Companies Act having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 38. **YERROW HOUSING LLP** (PAN AACFY2366B) (formerly YERROW HOUSING PRIVATE LIMITED - PAN AAACY5575F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
 39. **ABHIPRITHI BUILDERS LLP** (formerly ABHIPRITHI BUILDERS PRIVATE LIMITED - PAN AAKCA8195K) (formerly ABHIPRITHI BUILDERS PRIVATE LIMITED) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
 40. **ABHIPRITHI ENCLAVE LLP** (PAN AAKCA8175F) (formerly ABHIPRITHI ENCLAVE PRIVATE LIMITED - PAN AAKCA8175F) A limited liability

Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)

41. **ABHIPRITHI GRIHA LLP** (PAN ABMFA6956E) (formerly ABHIPRITHI GRIHA PRIVATE LIMITED - PAN AAKCA8173D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
42. **ABHIPRITHI INFRACON LLP** (formerly ABHIPRITHI INFRACON PRIVATE LIMITED - PAN AAKCA8174E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
43. **ABHIPRITHI NIRMAN LLP** (formerly ABHIPRITHI NIRMAN PRIVATE LIMITED - PAN AAKCA8198E), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
44. **ABHIPRITHI VILLA LLP** (PAN ABMFA6957F) (formerly ABHIPRITHI VILLA PRIVATE LIMITED - PAN AAKCA8169R), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
45. **BALADEVA VILLA LLP** (PAN AATFB8788K) (formerly BALADEVA VILLA PRIVATE LIMITED - PAN AAF3960L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025

(formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)

46. **BALADEVA INFRASTRUCTURE LLP** (formerly BALADEVA INFRASTRUCTURE PRIVATE LIMITED - PAN AAFCB3963K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
47. **SHIVIKA CONCRETE FOUNDATION LLP** (PAN ABMFS8389M) (formerly SHIVIKA CONCRETE FOUNDATIONS PRIVATE LIMITED - PAN AASCS7687Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata - 700019)
48. **SHIVIKA REAL ESTATE LLP** (formerly SHIVIKA REAL ESTATE PRIVATE LIMITED - PAN AASCS7674R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
49. **AADRIKA GRIHA LLP** (formerly AADRIKA GRIHA PRIVATE LIMITED - PAN AAKCA8085E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
50. **AADRIKA NIRMAN LLP** (formerly AADRIKA NIRMAN PRIVATE LIMITED - PAN AAKCA8192Q), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipopre, Kolkata – 700025)
51. **AAKAANKSHA AAVAS LLP** (formerly AAKAANKSHA AAVAS PRIVATE LIMITED - PAN AAKCA8117B) A limited liability Partnership having

registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)

52. **AAKAANKSHA ENCLAVE LLP** (PAN ABMFA6952A) (formerly AAKAANKSHA ENCLAVE PRIVATE LIMITED - PAN AAKCA8170A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
53. **AAKAANKSHA GRIHA LLP** (PAN ABMFA6959M) (formerly AAKAANKSHA GRIHA PRIVATE LIMITED - PAN AAKCA8077E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025).
54. **AAKAANKSHA REAL ESTATE LLP** (formerly AAKAANKSHA REAL ESTATE PRIVATE LIMITED - PAN AAKCA8193R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025).
55. **AASHINYA AAVAS LLP** (PAN ABMFA6953B) (formerly AASHINYA AAVAS PRIVATE LIMITED - PAN AAKCA8087G) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata - 700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata - 700025) .
56. **AASHINYA BUILDERS LLP** (formerly AASHINYA BUILDERS PRIVATE LIMITED - PAN AAKCA8084F) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)

57. **AASHINYA COMPLEX LLP** (PAN ABMFA6954G) (formerly AASHINYA COMPLEX PRIVATE LIMITED - PAN AAKCA8171B) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
58. **AASHINYA DEVELOPERS LLP** (PAN ABMFA6950C) (formerly AASHINYA DEVELOPERS PRIVATE LIMITED - PAN AAKCA8079L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025)
59. **AASHINYA ENCLAVE LLP** (PAN ABMFA6949D) (formerly AASHINYA ENCLAVE PRIVATE LIMITED - PAN AAKCA8172C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
60. **AASHINYA NIRMAN LLP** (PAN ABMFA6949DF) (formerly AASHINYA NIRMAN PVT. LTD - PANAAKCA8196L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025)
61. **AASHINYA NIWAS LLP** (formerly AASHINYA NIWAS PVT. LTD. - PAN AAKCA8078M) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O. Bhowanipore, Kolkata – 700025),
62. **SHIVIKA PROCON LLP** (PAN ADSFS8391P) (formerly SHIVIKA PROCON PRIVATE LIMITED - PAN AASCS7683L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its

Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.- Ballygunge, Kolkata – 700019)

63. **SHIVIKA KUTIR LLP** (PAN ADSFS8390N) (formerly SHIVIKA KUTIR PRIVATE LIMITED - PAN AASCS7681J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)
64. **SHIVIKA HOUSING LLP** (formerly SHIVIKA HOUSING PRIVATE LIMITED - PAN AASCS7738J), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kol-26 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O. Ballygunge, Kolkata – 700019)
65. **SHIVIKA PROMOTERS LLP** (PAN ADSFS8387F) (formerly SHIVIKA PROMOTERS PRIVATE LIMITED - PAN AASCS7690H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
66. **SHIVIKA PLAZA LLP** (PAN ADSFS8394J) (formerly SHIVIKA PLAZA PRIVATE LIMITED - PAN AASCS7676P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
67. **SHIVIKA NIRMAN LLP** (PAN ADSFS8396L) (formerly SHIVIKA NIRMAN PRIVATE LIMITED - PAN AASCS7677N) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025

(formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

68. **SHIVIKA AWAS LLP** (formerly SHIVIKA AWAS PRIVATE LIMITED - PAN AASCS7689A) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
69. **BALADEVA APARTMENT LLP** (formerly BALADEVA APARTMENT PRIVATE LIMITED - PAN AAFCB3964Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
70. **BALADEVA FOUNDATION LLP** (PAN AATFB8787G) (formerly BALADEVA FOUNDATION PVT. LTD. - PAN AAFCB3965R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
71. **BALADEVA HOMES LLP** (formerly BALADEVA HOMES PVT. LTD. - PAN AAFCB3973R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
72. **SATYALAXMI NIRMAN LLP** (formerly SATYALAXMI NIRMAN PRIVATE LIMITED - PAN AASCS7679C) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
73. **SATYALAXMI INFRACON LLP** (formerly SATYALAXMI INFRACON PRIVATE LIMITED - PAN AASCS7680K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its

Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

74. **SATYALAXMI INFRAPROJECT LLP** (formerly SATYALAXMI INFRAPROJECT PRIVATE LIMITED - PAN AASCS7672K) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
75. **CONCORD BARTER LLP** (formerly CONCORD BARTER PRIVATE LIMITED - PAN NO. AACCC8548G) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 50, Suburban School Row, P.S Bhowanipore, P.O Bhowanipore, Kolkata – 700025)
76. **FAST FLOW MARKETING LLP.** (formerly FAST FLOW MARKETINGS PRIVATE LIMITED - PAN AAACF9940M) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Row, P.S Bhowanipore, P.O Bhowanipore, Kolkata – 700025)
77. **AROKYA INFRASTRUCTURE LLP** (PAN ABMFA6948C) (formerly AROKYA INFRASTRUCTURE PRIVATE LIMITED - PAN AALCA7081P), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019))
78. **SHIVIKA CITY HOMES LLP** (PAN ADSFS7709R) (formerly SHIVIKA CITY HOMES PRIVATE LIMITED - PAN AASCS7688B), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
79. **SHIVIKA BUILDERS LLP** (PAN ADSFS7710E) (formerly SHIVIKA BUILDERS PRIVATE LIMITED - PAN AASCS7691G) A limited liability

Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)

80. **SHIVIKA REALTORS LLP** (formerly SHIVIKA REALTORS PRIVATE LIMITED - PAN AASCS7686R) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026, (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
81. **JANMBHUMI AWAS LLP** (formerly JANMBHUMI AWAS PRIVATE LIMITED - PAN AADCJ1140Q) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
82. **JANMBHUMI BUILDCON LLP** (formerly JANMBHUMI BUILDCON PRIVATE LIMITED - PAN AADCJ1139K), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019)
83. **AADRIKA NIWAS LLP** (formerly AADRIKA NIWAS PRIVATE LIMITED - PAN AAKCA8201A), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 10/1 Burtolla Sreet, P.S Posta, P.O.Burrabazar, Kolkata – 700107)
84. **SHIVIKA ENCLAVE LLP** (PAN ADSFS7717D) (formerly SHIVIKA ENCLAVE PRIVATE LIMITED - PAN AASCS7693E) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;

85. **ANANTA DEALTRADE PRIVATE LIMITED** (PAN AAJCA5087F) A Company registered under the Companies Act having its Regd. Office at 50, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
86. **MILFOIL RESIDENCY LLP** (PAN ABJFM4341C) (formerly MILFOIL RESIDENCY PRIVATE LIMITED - PAN AAICM0497J) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, Suhasini Ganguly Sarani, Kolkata- 700025 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;
87. **MILFOIL NIWAS LLP** (formerly MILFOIL NIWAS PRIVATE LIMITED - PAN AAICM0933H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019) ;
88. **AADRIKA AAVAS LLP** (formerly AADRIKA AAVAS PRIVATE LIMITED - PAN AAKCA8086H) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
89. **AADRIKA COMPLEX LLP** (PAN ABMFA6648P) (formerly AADRIKA COMPLEX PRIVATE LIMITED - PAN AAKCA8082D) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 53, SUHASINI GANGULY SARANI, KOLKATA-700025 (formerly at 53, Suburban School Road, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;
90. **ROOPTARA REAL ESTATES LLP** (formerly ROOPTARA REAL ESTATES PVT. LTD. - PAN AAHCR3521P) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 88B, Sarat Bose Road, Kolkata- 700026 (formerly at 50. Suhasini Ganguli Sarani, P.S Kalighat, P.O.Bhowanipore, Kolkata – 700025) ;

91. **VEENAVANI AAWAS PRIVATE LIMITED.** (PAN AAECV7901N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN AFCPK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
92. **VEENAVANI APARTMENT PRIVATE LIMITED.**(PAN AAECV 7905J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN AFCPK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
93. **VEENAVANI COMPLEX PRIVATE LIMITED.**(PAN AAECV7904K) A Company registered under the Companies Act having its Regd. Office at 2B, Dr. Shyamadas Row, P.S Ballygunge, P.O.Ballygunge, Kolkata – 700019 represented by its Authorised Signatory Mr. Ram Kumar Kedia (PAN AFCPK8373B), son of Late Nagarmal Kedia residing at 50, Sub-Urban School Road, P.S. Kalighat, P.O Bhowanipur, Kolkata- 700025
94. **EVERBLINK ENCLAVE LLP** (PAN AAHFE2699A) (formerly EVERBLINK ENCLAVE PVT LTD - PAN AAECE0385R), A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 50, SUBURBAN SCHOOL ROAD, KOLKATA-700025) ;
95. **AROKYA BUILDERS LLP** (formerly AROKYA BUILDERS PVT LTD - PAN AALCA7086L) A limited liability Partnership having registered under the Limited Liability Partnership Act, 2008 having its Regd. Office at 24/2, Manasatala Lane, Kolkata- 700023 (formerly at 2B, Dr, Shayamadas Row, P.O. Ballygunge Police Station- Ballygunge, Kolkata- 700019) represented by its Authorised Signatory Mr. Abhijit Chakraborty (PAN AEIPC9889H), son of Late Mr. Sourindra Mohan Chakraborty residing at 7 B, Indrani Park, P.S. Charu Market, P.O Tollygunge, Kolkata- 700025.

96. **VEENAVANI AWAS PRIVATE LIMITED** (PAN AAECV7909N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge;
97. **AAMOD NIWAS PRIVATE LIMITED** (PAN AAKCA8183B), A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O.Burrabazar, Police Station Posta
98. **AAMOD VILLA PRIVATE LIMITED** (PAN AAKCA8203C) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
99. **ANULEKHA BUILDERS PRIVATE LIMITED** (PAN AAKCA8202D) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
100. **AVANEESH NIRMAN PRIVATE LIMITED.** (PAN AAKCA8188L), A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, P.O. Burrabazar, Police station- Posta, Kolkata- 700007,
101. **AVANEESH AAVAS PRIVATE LIMITED.** (PAN AAKCA8185H) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, P.O. Burrabazar, Police Station- Posta, Kolkata- 700007,
102. **AVANEESH COMPLEX PRIVATE LIMITED.** (PAN AAKCA8205E) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, P.O. Burrabazar, Police Station- Posta, Kolkata- 700007,
103. **AVANEESH ENCLAVE PRIVATE LIMITED.** (PAN AAKCA8209J) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
104. **AVANEESH GRIHA PRIVATE LIMITED.** (PAN AAKCA8181D) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
105. **AVANEESH REAL ESTATE PRIVATE LIMITED.** (PAN AAKCA8180C) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,

106. **AVANEESH VILLA PRIVATE LIMITED**. (PAN AAKCA8184G) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar, Police Station- Posta,
107. **AVIGHNA COMPLEX PRIVATE LIMITED** (PAN AAKCA8189M) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
108. **AVIGHNA ENCLAVE PRIVATE LIMITED** (PAN AAKCA8186E) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
109. **AZALEA AAVAS LLP** (formerly AZALEA AAVAS PVT LTD PAN AAKCA8199F) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
110. **AZALEA DEVELOPERS LLP** (formerly AZALEA DEVELOPERS PVT LTD PAN AAKCA8177H) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
111. **AVIGHNA NIRMAN PRIVATE LIMITED** (PAN AAKCA8179K) A Company registered under the Companies Act having its Regd. Office at P.O. Burrabazar, 10/1, Burtolla Street, Kolkata- 700007, Police Station- Posta,
112. **ALLIUM ENCLAVE PRIVATE LIMITED** (PAN AAKCA7534L) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge, Police Station- Ballygunge,
113. **ANGELICA COMPLEX PRIVATE LIMITED** (PAN AAKCA7535M) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge, Police Station- Ballygunge,
114. **ANGELICA CONSTRUCTION PRIVATE LIMITED** (PAN AAKCA7540A) A Company registered under the Companies Act having its

Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O. Ballygunge ,
Police-Station-Ballygunge,

115. **ARROWLEAF COMPLEX PRIVATE LIMITED** (PAN AAKCA7533P) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge,
116. **ARROWLEAF NIWAS PRIVATE LIMITED** (PAN AAKCA7539H) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019,P.O.Ballygunge,Police-Station-Ballygunge,
117. **COLUMBINE GRIHA PRIVATE LIMITED** (PAN AA ECC9403E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019,P.O. Ballygunge , Police Station-Ballygunge,
118. **ARROWLEAF VILLA PRIVATE LIMITED** (PAN AAKCA7538G) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge ,Police Station-Ballygunge,
119. **LAUREL NIRMAN PRIVATE LIMITED** (PAN AACCL3040L) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge, Police Station-Ballygunge, Kolkata-700019,
120. **MILFOIL AASHIANA PRIVATE LIMITED** (PAN AAICM0496K) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata-700019,
121. **AROKYA NIRMAN PRIVATE LIMITED** (PANAALCA7084J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge , Police Station- Ballygunge, Kolkata-700019,

122. **CHAKRADEV REAL ESTATE PRIVATE LIMITED** (PAN AAFCC2907E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata- 700019,
123. **AROKYA ENCLAVE PRIVATE LIMITED** (PAN AALCA7088E) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata- 700019,
124. **MAINAK NIWAS PRIVATE LIMITED** (PAN AAICM6485A) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge, Police Station- Ballygunge, Kolkata- 700019,
125. **MAINAK AWAS PRIVATE LIMITED** (PAN AAICM6478R), A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shayamadas Row, P.O. Ballygunge Police Station- Ballygunge, Kolkata- 700019,
126. **ANULEKHA COMPLEX PRIVATE LIMITED** (PAN AAKCA8197M) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Row, P.O._Bhowanipore, Police Station- Kalighat, Kolkata- 700025,
127. **ANULEKHA DEVELOPERS PRIVATE LIMITED** (PAN AAKCA8083C) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Road, P.O. Bhowanipore Police Station- Kalighat, Kolkata- 700025,
128. **ANULEKHA NIRMAN PRIVATE LIMITED** (PAN AAKCA8210D) A Company registered under the Companies Act having its Regd. Office at 53, Suburban School Road, P.O. Bhowanipore, Police Station- Kalighat, Kolkata- 700025,
129. **ANULEKHA REAL ESTATE PVT LTD** (PAN AAKCA8194J) A Company registered under the Companies Act having its Regd. Office at 53,

Suburban School Road, P.O. Bhowanipore Police Station- Kalighat, Kolkata- 700025,

130. **AADHIRA ENCLAVE PRIVATE LIMITED** (PAN AAKCA7536J) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata-700019, P.O. Ballygunge, Police-Station-Ballygunge,
131. **ALLIUM CONSTRUCTION PRIVATE LIMITED** (PAN AAKCA8178G) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge Police Station- Ballygunge,
132. **AZALEA ENCLAVE PRIVATE LIMITED** (PAN AAKCA8190N) A Company registered under the Companies Act having its Regd. Office at 10/1, Burtolla Street, Kolkata- 700007, P.O. Burrabazar , Police Station- Posta,
133. **SHIVIKA PROPERTIES PRIVATE LIMITED** (PAN AASCS7685N) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge , Police Station-Ballygunge,
134. **CURRENT GRIHA PRIVATE LIMITED** (PAN AAEC9125H) A Company registered under the Companies Act having its Regd. Office at 2B, Dr, Shyamadas Row, Kolkata- 700019, P.O. Ballygunge , Police Station-Ballygunge,

All of the Owners are collectively represented by their authorised Signatory Mr. _____ (PAN _____), (Mobile No. _____) son of Late/Mr. _____ having his Office at _____ hereinafter jointly referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in respect of the companies and firms/LLPs their respective successor or successors-in-interest and assigns) of the FIRST PART

AND

RAGHABPUR PROJECTS LLP (PAN AAVFR7495R) Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020, represented by its authorized signatory _____ (PAN No. _____), (Mobile No. _____) son of _____

authorized vide resolution of the Partners dated _____residing at _____, P.O _____, P.S _____, Kolkata - _____hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest, executors, administrators, and permitted assignees including those of the respective partners) of the SECOND PART

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 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 a Partnership]

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

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhaar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____

_____ (PAN _____) , hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

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

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

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

i.(a) "**Act**" means the West Bengal Housing Board Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);

(b) "**Rules**" means the West Bengal Housing Board Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

(c) "**Regulations**" means the regulation made under the West Bengal Housing Industry Regulation Act, 2017;

(d) "**Section**" means a section of the Act.

WHEREAS:

A. (i) The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring 11.91 Acres equivalent of 720.55 Cottahs more or less hereinafter referred to as the '**Purchased Land**' more fully described in **Part-I** of **SCHEDULE-A** -

(ii) Other than the Said Purchased Land, the Owners as well as the Promoter are in the process of adding new parcels of land measuring about 36.98 decimal in the adjoining area where they intend to develop a Row House Complex more fully described in **Part-II** of the SCHEDULE-A. After addition the present area of the Said Entire Row House/Bungalow Complex will increase and the Allottee has no objection to such increase in the area of the Said Land. The Allottee further agrees to allow and hereby gives his consent to the Promoter for modification of plan to incorporate such Land already purchased and/or to be purchased and/or the constructions to be made thereon and also sharing of common amenities, facilities, services amongst each other. Developer will also create few more facilities in the future development defined hereinafter which will also be shared by Allottees of all phases in terms of Rule 10 of the West Bengal Housing Industry Regulatory Act, 2017.

The Purchased Land and the 'To be purchased Land' aggregating to 12.28 Acres more fully described in **Part -III** of Schedule - A hereunder written and hereinafter referred to as the **PROJECT LAND** and also delineated in a map externally bordered in '**RED**' annexed hereto and marked **ANNEX-A**.

Out of the said Project Land R.S Dag No.221 admeasuring 19 Decimal is vested to the State and the Promoter has applied to the Government for seeking settlement of the same on long term Lease basis which is expected shortly. Such Land is internally bordered in 'Blue' and delineated in the map annexed hereto and marked '**Annex-A**'.

(iii) The Title Documents of the Owners are more fully described in the **SCHEDULE - F** hereunder;

(iv) The First Phase /Project of the Housing Complex is being developed on land measuring 4.98 Acres out of 6.91 Acres more or less out of the Said Entire Row House Complex more fully described in Part-IV of the Schedule -A and hereinafter referred to as the **FIRST PHASE LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in '**GREEN**'.

(v) The Second Phase/Project Is being developed on land measuring 0.76 Acres out of 0.88 Acres more or less more fully described in Part-V of the Schedule-A and hereinafter referred to as the **SAID SECOND PHASE LAND/SAID LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in '**PINK**'.

(vi) **Further** Phases/Projects of the Row House Complex will be developed on Land measuring 6.54 Acres more or less hereinafter referred to as the **FUTURE PHASE LAND** and delineated in the Map annexed hereto marked **ANNEX-A** and internally bordered in '**YELLOW**'.

(vii) Other than the project land promoter has plan to add more Land in the entire project land and extend the complex by purchasing more adjacent land for various other phases.

(viii) The Allottees of Bungalows/Row House Units in any one phase will be entitled to have right of ingress to and egress from and through all the common passages and pathways running through all the phases and shall be entitled to the use of common entrance and also the facilities and amenities irrespective of their location for the beneficial use of the owners of the Units and other spaces located in all the phases

(ix) There are various roads/passages, services provided by the Promoter and running along such passage and the same will keep on extending with the

extension of the passage which will provide a Common access for all future phases and also for Club and common amenities. This Road/Passage will remain the exclusive property of the Developer/Landlord always but all phases including future development of the Developer will utilize this passage as identified in the Plan annexed hereto and marked **Annex – A** with the Roads and Passages filled with color '**ORANGE**'. The Promoter may hand over the usage and easement right passage and the services running along with it to the Apex Association.

(x) Out of the Said Project Land, the Promoter shall retain land measuring 9 decimal more or less on the Northern side of the Said Project Land identified in the Plan annexed hereto and marked **Annex – A** with such Retained Area filled with color '**Brown**' which the Promoter is keeping in reserve for its exclusive use.

(xi) The Owners and the Promoter have decided to develop the Second Phase/Project of the said entire Row House Complex and for that purpose have entered into a joint development agreement 15th March 2018 registered in the Office of DSR IV, Alipore in Book No.I, Volume No. 1604/2018, Pages 71475 to 71999 Being No 160402469 for the year 2018;

(xii) In terms of Clause 9.2 of the said Development Agreement for the purpose of developing, the said Developer Srijan Realty Private Limited along with Inderpal Singh Sandhu, son of Late Swarup Singh Sandhu and M/S Ultimate Estates Pvt Ltd having their Office at 75C, Park Street, Kolkata – 700016 formed a Limited Liability Partnership under the name and style of **RAGHABPUR PROJECTS LLP**, the Promoter herein.

(xiii) By a Power Of Attorney dated 30.11.2018 executed by the Owners of the One Part and the Promoter of the other Part and registered in the office of the ADSR Sonarpur, the Owners granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.

B. (i) The Said land is earmarked for the purpose of building a residential Project, comprising approximately 6 (Six) Row Houses/Bungalow buildings in the Second Phase and the said projects shall be known as NIRVANA PHASE –2 (project) as shown in the Plan annexed hereto and marked Annex-A.;

(ii) It is presently envisaged that the Second Phase of the entire Residential Complex to be developed on the Said land and in the said Entire Row House/Bungalow Complex besides the residential Units there will also be

club, banquets, sporting and/or leisure facilities, fitness centre and entertainment facilities, etc as may be permitted under the law(s). Besides the First Phase already under construction, the other phases will be defined by Promoter time to time and the said Entire Row House/Bungalow Complex will be constructed phase-wise wherein each phase will be treated as a distinct Project as per WBHIRA.

(iii) The Owners and the Promoter have further decided that the aggregate FAR sanctioned for the entire Row House/Bungalow Complex need not be uniformly utilized in all the different projects/ phases and the Promoter may vary the utilization of the sanctioned FAR from phase to phase without exceeding the total sanctioned FAR for the Second Phase.

(iv) This Project will consist of several independent segments, viz (i) Residential Units (ii) Club, which may be changed and varied as per the decision of Promoter. The independent segments are only indicative and may be modified and varied at the option of the Promoter and in the manner prescribed in the Act without changing this phase/project as per the Agreement.

(v) All The Facilities and Amenities will be mutually shared by all the phases of the entire Row House/Bungalow Complex and with the progression of development of the different phases the common facilities, amenities, roadways, internal pathways, infrastructure will be shared by each phase, both current and future, as part of a common integrated development. The Promoter is creating enough services and infrastructure keeping in mind all the future phases .all the common Facilities and Amenities may not be made available as soon as the initial phases are completed as some of the Facilities will be made available only upon completion of the entire Complex and further the Promoter will have the right to shift the situation of a particular Facility from one phase to another for convenience without curtailing the facilities committed to the Allottee and also giving the facilities in committed time . In the absence of local law only, each Phase/Project will have a separate Association of Unit Owners and each Phase/Project will be under the mother/apex association. The mother/apex Association shall synergise all the individual Associations and the formation of the Mother/Apex Association will be progressive and concurrent with the completion of the entire Row House/Bungalow Complex including Future Phases. Till such time the Mother/Apex Association takes over the entire administration, the Allottees who have taken possession in completed phases will be required to pay the Common Expenses pertaining to their own phase as well as the Common Area Maintenance expenses(CAM) and common services of all common amenities and club which is as and when made available for the benefit, use and enjoyment of the

Allottees of all phases of the entire complex towards maintenance of common pathways, basic infrastructure etc and in this regard the Allottee is made aware that the said charges shall at all times be calculated on the basis of total expenses on amenities, club and common services divided by the area of all phases for which notice of possession has been issued by the builder (3 months before) and by reason thereof the initial CAM charges may be relatively higher which may progressively become less as more and more Allottees take up possession in subsequent phases. The Mother/Apex Association will ultimately take over the administration of all the facilities and other common purposes as several service connections/facilities will be mutually common to all the phases. It is further provided that till such time the Mother/Apex Association is formed, the Promoter shall act as the Apex Association and on the formation of the Mother/Apex Association, the Promoter shall withdraw itself from such role and hand over the responsibility to the new body.

It is further provided that in case of completed phases/Incomplete Phases/ Future Extensions, the access rights and all other rights of easement etc shall be provided by the Promoter to the Allottees of all phases mutually through the completed pathways passing through the completed phases and progressing to the incomplete phases and further phases.

- (vi) Apart from the land as mentioned in the preceding paragraph partly already purchased and partly to be purchased in due course, the Sellers have a proposal to purchase adjacent and/or adjoining and/or other land in the near vicinity of the Said Land and in case the Sellers so purchases such additional land, the Sellers shall be at liberty, at their discretion, to combine them into the Complex for constructions of several buildings and/or to share and/or to apportion the benefits and advantages, access; way, portions or utility etc. as also the Common Areas (both within the Project or in the Complex) of the Complex to such additional construction on the additional land arising out of such combination with the Said Land. The Allottee has no objection to such increase in the area of the Said Land and the Allottee further agrees to allow and hereby gives his consent to the Sellers to purchase such land and to develop the same and/or to integrate the land so purchased into the Said Land and/or the Complex and the Allottee has no objection to the consequent change in the percentage of undivided interest of the Allottee in the Common Areas and also in the facilities appertaining to the Said Row House/Bungalow and the Allottee also has no objection and hereby gives his unequivocal and unconditional consent to the Developer making necessary amendments to the particulars (including amendments to the particulars as prescribed in several prescribed forms under West Bengal Apartment Ownership Rules, 1974, and/or otherwise) submitted/to be submitted to the Competent Authority under the West Bengal Apartment Ownership Act, 1972 and/or the Rules and Bye-Laws framed thereunder in such manner and at such time as may be so required.

C. South 24 Parganas Zila Parishad has sanctioned the Building Plan vide Revised Sanction Plan File No. 528/628/Rev-1/KMDA _____ dated 24.06.2019 to develop this Second project/phase.

D.(i) The promoter has obtained the final layout plan approvals for various parts of this project/phase from Sanctioning Authority. The promoter agrees and undertakes it shall not make any changes to Second Phase layout plans except in strict compliance with section 14 of the Act and other laws as applicable. If the plan sanctioned by Sanctioning Authority is required to be modified and/or amended due to any change in law and/or statutory requirement in such event the Building Plan of the Allottee should not change to a major extent and also all the common facilities should be available to the Allottee ultimately for which the Promoter may change the location.

(ii) The Promoter has also made out proposed lay-out plan showing proposed development as disclosed by the Promoter in his application / registration before WBHIRA Authority and further to be disclosed on the web-site as mandated by the Promoter.

The Promoter will take up construction and development of other phases of construction of the other Blocks of the Complex in due course as per the Said Plan and/or as per further future land purchased in due course and add to the entire project.

(iii) The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural engineer till the completion of the building/buildings.

E. The promoter has registered/applied for registration of Second Phase/Project under the provision of the West Bengal Housing Industry Regulation Act 2017(WBHIRA) Act with the Regulatory Authority at Kolkata and the authenticated copy of the Application No.____/Registration Certificate of the Project granted by the WBHIRA is annexed hereto and marked **ANNEX-D**

F. Based on the title assurance by the Promoter and/or their Advocate and after referring to the papers and documents supplied by them the Allottee after prima facie satisfying himself /herself/ itself/ themselves about the rights of

the Promoter and after inspection of the Plan designs and specifications prepared by the Promoter's Architects and sanctioned by the Competent Authorities in respect of the Project /Second Phase and all other permissions necessary for construction and development of the Third Phase. had applied for a Row House/Bungalow in the Project vide EOI/application no.....dated.....and has been allotted / Booked two storied (G+1)/ three storied (G+2) Row House / Bungalow no.....having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Block Plan annexed hereto and marked **ANNEX-B** and pro rata share (in the "common areas" (user right only since Common Area will be conveyed to Association) common parts, portions, facilities and amenities and also user right in the land beneath the building as defined under clause (m) of section 2 of the Act which includes exclusive use of the Balcony admeasuring _____ Sq.Ft and also exclusive use of the front yard open area(which includes Car Parking Area) admeasuring _____ Sq.Ft and the backyard area and measuring _____ Sq.Ft and the Roof admeasuring _____ Sq.Ft. and Additional Backyard admeasuring _____ Sq.Ft appertaining to the Unit (hereinafter referred to as the "Row House/Bungalow/Unit "more particularly described in **Schedule B**;

G. The Allottee has given his/her/its specific confirmation herein that the responsibility of title of the Said Property shall be on the Promoter until conveyance of the said building phase/wing and the said land thereunder.

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];*

- (i) Whereas the authenticated copies of the plans of the Layout of the said phase as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said phase have been annexed hereto and marked as 'Annexure A'
- (ii) Whereas the copy of the proposed layout plan and the proposed Row Houses/Bungalows and also showing further phases disclosed by the Developer in his registration before the WBHIRA Authority and further disclosures on the website as mandated by the Promoter have been annexed hereto and marked as 'Annexure A.'
- (iii) And whereas the clear block plan showing the Project (phase/wing) which is intended to be constructed and to be sold and the said Bungalow/Row House which is intended to be bought by the Allottee

is in this said Project (project/wing) which is clearly demarcated and marked and which is for the purposes of this Agreement the Project in which the Unit stated that the Allottee intends to purchase and the allottee shall have the right to claim the same for is marked as Annexure B '

- (iv) And whereas the authenticated copies of the plans and specifications of the Row House/Bungalow agreed to be purchased by the Allottee , as sanctioned and approved by the local Authority have been annexed and marked as 'Annexure B '
 - (v) The authenticated copies of Certificate of Title issued by the Advocate of the Promoter , have been uploaded in the official web-site of the Project under WBHIRA and the Allottee may also independently satisfy himself/herself/itself/themselves about the Owner's title to the Project Land on which the Units are to be constructed.
 - (vi) The Allottee has been made aware and has unconditionally agreed that the occupants of Row House/Bungalows in other phases of the Project shall also have complete and unhindered access to all Common Areas, Amenities and Facilities of the Project which are meant or allowed by the Promoter for use and enjoyment by such other third parties who shall be entitled to enjoy all such common amenities and facilities and services of the Project which are so intended by the Promoter for use of the occupants of other parts/phases and also the FUTURE PHASES as defined hereinabove of the Project (Project Common Areas, Amenities and Facilities).
 - (vii) This Agreement shall remain in force and shall not merge into any other Agreement save and except the Conveyance Deed as stated herein. This Agreement does not preclude diminish the right of any financial institution , fund, registered money lender from whom finance has been taken for the Project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the Allottee in respect of his Unit in the said Project.
- J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, 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 and the garage/covered parking (if applicable) as specified in para F

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

1. TERMS :

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

1.2 The Price for the (Row House/Bungalow) based on the carpet area is Rs. _____ (Rupees _____ only (“**Total Price**”)) (Give break up and description) which includes cost of (Row House/Bungalow), cost of front yard, back yard, cost of exclusive balcony or verandah area, cost of exclusive open terrace areas, proportionate cost of common area, taxes, maintenance charges . Breakup and description is more fully described in SCHEDULE –I at the rates as hereunder written:

Sl. No.	Description	Rate Per Square Feet (In INR)	Amount (In INR)
A.	Unit Price:	<i>[Please specify square feet rate]</i>	<i>[Please specify total]</i>
	a) Initial Cost of Row House/Bungalow unit		
	b) Cost of Additional construction(if any)		
B,	a) covered independent/covered dependent parking/open independent/ open dependent parking/ Club/User Rights		
	b) Generator & Transformer Charges		
	c) Legal Charges		
	d) Incidental Charges		
	Total		
	GST		

Explanation :

- (i) The Row House/Bungalow Price / Revised Price above includes the booking amount paid by the allottee to the Promoter towards the Row House/Bungalow.
- (ii) The Total Price above includes Taxes consisting of tax paid or payable by the Promoter by way of GST, Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter up to the date of handing over the possession of the Row House/Bungalow 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 subject to Clause 11 hereafter providing that the cost of maintenance of the Row House/Bungalow/Building or the Project shall be carried out by the Promoter upto a maximum period of 3 months after CC which shall be included in the total price.

Also includes Extras and Deposits , Incidental Charges etc which is mutually fixed and non-negotiable and the Allottee will not raise any issues in this regard in future.

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;

Also Provided that the benefits arising out of implementation of GST act and rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto..

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 within 15 (FIFTEEN) days from the date of such written intimation. 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 Row House/Bungalow includes recovery of proportionate price of land, construction of not only the Row House/Bungalow but also the Common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Row House/Bungalow, Lift, Water line and plumbing, tiles, doors, windows, Fire detection and Fire fighting equipments in the common areas, Maintenance Charge as per Clause 13 etc and includes cost for providing all other facilities, amenities and specifications to be provided within the Project and also, pro rata share in the Common Areas; exclusive rights in Open/Covered parking(s) (dependent/independent) as provided in the Agreement.
- 1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the Allottee.
In case CESC or WBSEDCL decides not to provide individual meters and instead make provision for transfer of bulk supply and provide for sub meters to the individual Allottees the Allottee may be required to pay proportionate Security Deposit.
- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule 'I' ("Payment Plan").
- 1.5 (a) Payment of any instalment if made in advance shall generally be adjusted to the next instalment as mentioned above. No interest shall be paid by the Promoter for such Advance payments made by the Allottee or by Housing Finance Companies/Banks etc on behalf of Allottee. The Promoter may however allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @6% 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 Promoter.

- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans of Second Phase/Project and specifications and the nature of fixtures, fittings as described in Schedule 'G' and amenities described herein at Schedule 'D' (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 or due to change in law:

Provided that the Promoter may make such minor additions or alternations as may be required by the Allottee , or such minor changes or alternations as per the provisions of the Act due to some practical problems or some minor planning error or requirement of more parking or for some other minor practical consideration which does not affect the Unit and the common facilities and such other changes which are necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the Allottee , the Promoter will be allowed to change and for that the Allottee gives his consent. Provided further that if the Authority competent to issue approvals is of the view that certain changes in the project are necessary, he may on application of the Promoter do so for the reasons to be recorded in writing and in that case consent of allottees is deemed to be granted.

- 1.7 [*Applicable in case of an apartment*] The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Row House 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 within the defined limit 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 as 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 'I'. 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 Row House/Bungalow as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Row House/Bungalow.
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of Allottees as provided in the Act.. and the Proportionate share of the Allottee in the land and also in the common areas will always be variable.
- (iii) The allottees of the row house/bungalows of each of the buildings within the Complex shall own in common with other allottees, the common areas, amenities and facilities of the Complex together with all easements, rights and appurtenances belonging thereto.
- (iv) That the computation of the price of the Row House/Bungalow includes recovery of price of land, construction of [not only the Row House 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 Row House and the Project

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

- (v) The Allottee has the right to visit the project site to assess the extent of development of the project and his Apartment as the

case may be subject to prior consent of the project engineer and complying with all safety measures while visiting the site.

- 1.9 (i) It is made clear by the Promoter and the Allottee agrees that the Row House/Bungalow along with open parking, if allotted, shall be treated as a single indivisible unit for all purposes. It is agreed that the entire housing Project is an independent, self-contained Project covering the said Land underneath the building 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 extension of the same Project on adjacent future land for the purpose of integration of infrastructure and facilities for the benefit of the Allottee in the manner described in clause No. B(v) hereinabove. It is clarified that Project's Infrastructure, services, facilities and amenities shall be available only for use and enjoyment of the Allottee of the entire Housing Project with further future extensions.
- (ii) It is understood by the Allottee that all other areas i.e. areas and facilities falling outside the Project, shall not form a part of the declaration to be filed with the COMPETENT AUTHORITY under the WEST BENGAL APARTMENT OWNERSHIP ACT 1972 .
- 1.10. The Promoter agrees to pay all outgoings before deemed possession of the Row House/Bungalow 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(i.e 3 months' from Notice of Possession), including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the Row House/Bungalow to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.
- 1.11 The Allottee has paid a sum of Rs..... (Rupees..... Only) as booking amount being part payment towards the Total Price of the Row House/Bungalow at the time of booking the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Row House/Bungalow as prescribed in the Payment Plan as per Schedule – I 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 he shall be liable to pay interest at the rate specified in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.

2. **MODE OF PAYMENT:**

(i) Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable)] in favour of '**RAGHABPUR PROJECTS LLP**' payable at Kolkata. It is agreed and recorded that no cash payment is acceptable by the Promoter from the Allottee. If any dealing officer or staff of the promoter asks for cash payment, the allottee is advised to promptly call and inform directly at +91 9830040316 or raise your complain to rna@srijanrealty.com

3. **COMPLIANCE OD LAWS RELATING TO REMITTANCES:**

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

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

Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Row House/Bungalow applied for herein 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 Row House/Bungalow if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project/phase as disclosed at the time of registration of the project with the authority and towards handing over the Row House/Bungalow to the Allottee and the common areas in the Phase to the association of allottees or the competent authority, as the case may be subject to the same being formed and registered as per local law

6. CONSTRUCTION OF THE PROJECT /ROW HOUSE/ APARTMENT:

- (i) The Allottee has seen the proposed layout plan, and has independently made himself aware about the specifications, amenities and facilities of the Row House / Bungalow and accepted the floor plan, Payment Plan and the specifications, amenities and facilities as mentioned in the Schedule, along with this Agreement which is presently pending approval by the WBHIRA Authority/ has been approved by the competent authority, as represented by the Promoter and the Allottee is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings. The Promoter shall develop the Second Phase/ Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities . Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the West Bengal Municipal Act, 2006 and shall not have an option to make any variation / alteration / modification in such plans and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE ROW HOUSE/ APARTMENT:

7.1 (i) Schedule for possession of the said Row House/Bungalow:

The Promoter agrees and understands that timely delivery of possession of the Row House/Bungalow to the Allottee and the Common Areas to the Association of the Allottees, is the essence of the Agreement. Provided that the Promoter shall be entitled to reasonable extension of time as agreed by and between the Allottee and the Promoter for giving possession of the Row House/Bungalow on the aforesaid date and the same shall **not** include the period of extension given by the Authority for registration. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Row House/Bungalow on _____ with a grace period of six months **(Completion date)** in case the Promoter fails to complete the Project. unless there is a delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity, order, rule, notification of the government and /or other Public or competent authority /court and/or caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Row House/Bungalow.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. Promoter will be entitled to give block-wise and phase-wise possession upon obtaining the Completion Certificate/ Partial Completion Certificate of a building block or a particular phase as the case may be irrespective of the fact that construction of other Blocks and/or other phases and/or provision of facilities /Amenities may be incomplete. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

7.2 Procedure for taking possession.—

The Promoter, upon obtaining the occupancy certificate/Completion Certificate/Partial Completion Certificate from the Competent Authority shall offer in writing the possession of the Row House/Bungalow, to the Allottee in terms of this Agreement to be taken within 2 (two) months from the date of issue of such certificate (Provided that , in the absence of local law the Conveyance Deed in favor of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of Occupancy Certificate/Completion Certificate/Partial Completion Certificate as the case may be). However, upon the Promoter giving a written notice, the Promoter shall give and the Allottee shall take possession of the Row House/Bungalow within 15 (fifteen) days of the written notice . The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing after receiving the occupancy certificate/ completion certificate (notice of possession). The Promoter shall hand over the photocopy of the Completion Certificate of the Project 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 Promoter as per para 7.2, the Allottee shall take possession of the Row House/Bungalow from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Row House/Bungalow 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. alongwith interest on amounts due and payable in terms of this agreement, municipal tax and other outgoings and further holding charge of Rs. 5000/- per month as Guarding Charges for the period of delay in taking possession

7.3 Possession by the Allottee.- After obtaining the occupancy certificate/ completion certificate/partial completion certificate and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the component authority, as the case may be, as per the local laws:

Provided that, in the absence of any local law, the Promoter shall hand over the necessary documents and plans, including common areas, to the association of

Allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate *or as per local laws*.

7.5 Cancellation by Allottee.- (i) The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that subject to clause 7.5 (ii) below where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, the Allottee shall serve a 90 (ninety) days' notice in writing on the Promoter and on the expiry of the said period the allotment shall stand cancelled and the Promoter herein is entitled to forfeit 10% of the consideration, interest and other dues payable and the applicable GST on such cancellation charges. 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.- (a) The Promoter/Owner 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 but such liability shall cease with the handing over of the Common areas and the common purposes to the Association of Allottees.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Row House/Bungalow (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Row House/Bungalow with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act.

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

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i)** There are no litigations affecting the Said Land at present before any Court of law or Authority with respect to the Said land or Project except those disclosed in the Title Report . The Owner/Developer has absolute, clear and marketable title with respect to the said phase land the requisite authority and rights to carry out development upon the said phase land and absolute, actual, physical and legal possession of the said phase land for the project. On the basis of the title assurances by the Owners and/or their Advocates and after referring to the papers and documents supplied by them the Promoter shall ensure the Owner's title;
- (ii)** The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii)** There are no encumbrances upon the said phase land or the project save and except mortgage created with _____ for availing construction finance;
- (iv)** There are no litigations pending before any court of law with respect to the said land, project or the Row House/Bungalow;
- (v)** All approvals, licenses and permits issued by the competent authorities with respect to the project, said land and Row House/Bungalow are valid and subsisting and have been obtained by following the due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, said land, Building and Row House/Bungalow and common areas till the date of handing over of the Project to the Association of the Allottees.;
- (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 Row House/Bungalow which will, in any manner, affect the rights of allottee under this agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Row House/Bungalow/**Plot**] to the allottee in any 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 [Row House/Bungalow/**Plot**] to the Allottee and the common areas to the association of the Allottees once the same being formed and registered;
- (x) The Schedule property is not the subject matter of any Hindu Undivided Family and that no part thereof is owned by any minor and/ or minor has any right, title and claim over the schedule property;
- (xi) The promoter has duly paid and shall continue to pay and discharge all governmental dues, rates 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 completion certificate of Project/phase has been issued and Notice of possession issued irrespective of whether physical possession of Row House/Bungalow alongwith common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Association of Allottees or not.;
- (xii) No notice from the Government or any local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the promoter in respect of the said land and/ or project;

Subject however that if it is observed that there is any kind of deficit in any of the sub-clause (i) to (vi) above which can be remedied , Promoter shall do the same forthwith at its own cost and expense

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) Promoter fails to provide ready to move possession of the Row House/Bungalow to the Allottee within the time period specified or fails to complete the Project within the stipulated time disclosed at the time of Registration of the Project with the Authorities. For the purpose of this clause, ready to move in possession' shall mean that the Row House/Bungalow shall be in a habitable condition which is complete in all

respects including the provision of all specifications as agreed to between the parties and for which Completion Certificate has been issued by the Competent Authority.

- (ii) Discontinuance of the promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

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

- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Row House/Bungalow, alongwith interest at the rate specified in the rules within forty-five days of receiving the termination notice subject to allottee fulfilling all formalities on its part as more fully mentioned in this Agreement.;

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 specified in the Rules, for every month of delay till the handing over the possession of the Row House/Bungalow which shall be paid by the Promoter to the Allottee within 45 days of its 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 more than 15 days from scheduled date of 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 herein;

- (ii) In case Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the Allottee by

deducting 10% of total consideration and the interest liabilities and the applicable GST payable on such Cancellation charges 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 Row House/Bungalow as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed drafted by the Promoter's Advocate and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the Allottee:

Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy certificate. However, in case the Allottee fails to deposit the stamp duty and/or registration charges and all other incidental and legal expenses etc so demanded in the demand letter within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final payment of stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1989 including any actions taken or deficiencies/ penalties imposed by the competent authority (ies).

11. MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT :

- (i) The Promoter shall be responsible to provide and maintain essential services in the Project for three months from the possession date or till the taking over of the maintenance of the project/ phase by the association of Allottees upon the issuance of the completion certificate of the project whichever is earlier. The cost of such maintenance will be paid/borne by the Allottee from the date of obtaining completion certificate till handover of maintenance of the project to the association of allottees and thereafter to the association of allottees. In case the formation of the Association is delayed beyond the said period, due to no fault of the Developer; the Promoter shall provide and maintain the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the Allottees shall be liable to pay to the

Promoter or facility management company, the charges for such maintenance as fixed by the Promoter at actuals.

12. **DEFECT LIABILITY :**

A.(i) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.

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 and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/ or maintenance agency to enter into the Row House/Bungalow 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, pumps rooms, maintenance and services rooms, firefighting pumps and equipments etc. and other permitted uses as per sanction plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces or specifically sanctioned for some other use and allotted for that purpose to any Allottee, 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 ROW HOUSE/BUNGALOW**

15.1 subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Row house/bungalow at his/her own cost, in good repair and condition. It shall be the responsibility of the allottee to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his unit are regularly filled with white cement/ epoxy to prevent water seepage and and shall not do or suffer to be done anything in or to the Building, or the Row house/bungalow 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 Row house/bungalow and keep the Row house/bungalow its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not 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 faced of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation of design. Further the Allottee shall not store any hazardous or combustible goods in the Row house/bungalow 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 Row house/bungalow - It is agreed recorded that the Promoter shall have exclusive right to place Hoarding, Neon Sign on the stair head room and Lift Machine room.

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

16 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES :

The Parties are entering into this Agreement for the allotment of a Row house/bungalow with the full knowledge of all laws, rules, regulations, notifications applicable to the project in general and this phase in particular. That the Allottee hereby undertakes that he/ she shall comply with and carry out, from time to time after he/ she has taken over for occupation and use the said Row house/bungalow, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the Row house/bungalow at his/ her own cost.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act save and except vertical increase in the Floor as agreed or as per the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Row house/bungalow and if any such mortgage or charge is made or created then notwithstanding anything contained in 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 Row house/bungalow.

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

(i) The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act 1972 [*Please insert name of the Apartment Ownership Act*]. The Promoter showing compliance of various laws/regulations as applicable in the said Act .

20. BINDING EFFECT :

Forwarding this Agreement to the Allottee by the Promoter does not create a building 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 with 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 there with 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 Row House/Bungalow, 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 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 including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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

25. SEVERABILITY:

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

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees(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 Row Houses/Bungalows in the project/ Future Extensions in the Project.

27. FURTHER ASSURANCES:

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

28. PLACE OF EXECUTION:

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

29. NOTICES:

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

_____ Name of Allottee

_____ (Allottee Address)

M/s. _____ Promoter name

_____ (Promoter Address)

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

30. JOINT ALLOTTEES:

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

31. SAVINGS:

Any Expression of Interest, the Booking letter, agreement or any other document signed by the Allottee in respect of the Row House/Bungalow prior to the execution and registration of this Agreement for Sale for such Row House/Bungalow shall not be construed to limit the right and interest of the Allottee under the Agreement for Sale or under the Act or the Rules or the Regulations made thereunder.

32. GOVERNING LAWS:

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

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms there of 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.

[Please insert any other terms and conditions as per the contractual understanding between the parties. However, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder]

34. Disclaimer: That all terms and conditions as mentioned herein below are as per the contractual understanding between the parties and are not in derogation of/or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.

35. The following clauses are to be read in continuation to the sub clauses of Clause on 'Definitions' above after definition at Serial no.(i) :

- ii. **ARCHITECT** shall mean the Architect appointed or to be appointed from time to time by Promoter for the purpose of planning, designing and supervision of the construction of the Building(s).
- iii. **ALLOTMENT / BOOKING/AGREEMENT FOR SALE** – shall mean the provisional Booking letter and/or this Agreement for sale of the Apartment.
- iv. **AMENITIES** : The Promoter shall provide the amenities for the use and enjoyment of the Allottee. The description of the tentative amenities and/or facilities in the Club/ Residential Segment is as given in the SCHEDULE – D below. No substantial or significant changes will be done. Since the entire Housing Complex will be developed project-wise/phase-wise the description and location of the Common areas /amenities pertaining to the entire Housing Complex may change but so far as this phase is concerned no change will take place and facilities will not be curtailed and will be timely delivered.
- v. **ASSOCIATION OF ALLOTTEES'** means a collective body of the allottees of a real estate project, by whatever named called, registered under any law for the time being in force, acting as a group to serve the cause of its members and shall include the authorized representatives of the allottees.
- vi. **BUNGALOW/ROW HOUSE** shall mean a ground plus one or ground plus two storied residential building Unit together with Spaces surrounding the building in the front yard and back yard together with exclusive use of roof having a boundary identified by a Plot No. and identified with the Block Plan of the Allottee as per **Annex- B**.
- vii. **BUILT UP AREA** shall mean the area of the unit to be allotted and shall include, inter alia the area of covered balcony attached thereto and also thickness of the outer walls, internal walls columns pillars therein Provided That if any wall column or pillar being common between two units then half of the area under such wall, column or pillar shall be included in each such unit to be certified by the Architects.
- viii. **CARPET/CHARGEABLE AREA** shall mean the net usable floor area of the Unit, excluding the area covered by the external walls, areas under the services shafts exclusive balcony appurtenant to the said Unit for exclusive use of the Allottee or verandah area and exclusive open terrace area, as the case may be which is appurtenant to the net usable floor area of an Unit, meant for the exclusive use of the Allottee but includes the internal partition walls of the Unit,

- ix. **COMMON MAINTENANCE EXPENSES** shall mean and include all expenses for the maintenance, management, upkeep and administration of the Common Areas and Installations and for rendition of services in common to the Co-owners/Co-Lessees and all other expenses for the common purposes to be contributed borne paid and shared by the Co-owners/Co-Lessees of the entire Housing Complex including those mentioned in SCHEDULE- C hereto.
- x. **COMMON PURPOSES** shall include the purpose of upkeep, management, maintenance, administration and protection of various respective common parts and the purposes of regulating mutual rights and obligations responsibilities and liabilities of the Builders and/or occupants of the respective units and all other purposes or matters in which Holding Organisation / Maintenance Body and occupants have common interest relating to Block/s Building/s in each of the phases/projects and/or the entire Housing Complex.
- xi. **COMMON AREA / COMMON PARTS AND FACILITIES** shall mean common areas of the Complex including all the present and future phases, if any, which may include meter rooms, main gates, security rooms, electrical rooms, darwan/s quarter, paths and passages, demarcated common passage, demarcated drive ways, entrance gates, administrative and caretaker's room, Toilet meant for common use, water connection in the common portion and common equipment in respect of common portions like lift or lift installations, generator and installations, drains, pipes, specifically for the purpose of common user of Co-Owners/ Co-Lessees and/or Co-Occupiers and the land in each phase if constructed in future more fully and particularly described in **SCHEDULE -D** hereunder. The Commercial Facilities shall include only tHouse facilities which have been declared to be Common in the Real Estate Project. Commercial Facilities which are not specifically declared to be 'Common' can be sold by the Promoter to any person without any interference of the Allottees.
- xii **CLUB** type facilities as committed in Schedule -D shall be set up as part of the entire Housing Complex comprising of this phase and all the other phases .
- xiii **ENTIRE ROW HOUSE/BUNGALOW COMPLEX PLAN** shall mean the plan relating to the entire Row House/Bungalow Complex envisaged at present to comprise several Projects/Phases including this Project/Phase

altogether demarcated and externally bordered in Color “**RED**” in the Plan attached herewith and marked “**Annex A**” plus further future extensions to this Complex without becoming part of any other Row House/Bungalow Complex but will merge and integrate with this complex only and become part of this Complex.

- xiv. **FSI OR FLOOR SPACE INDEX** shall have the same meaning as assigned to it in the Building Rules or Building By-laws or Development Control Regulations made under any law for the time being in force.
- xv. **LIMITED COMMON AREAS AND FACILITIES** shall mean such common areas and/or Facilities which may be reserved for use of certain Unit or Units to the exclusion of the other Units more fully described in the SCHEDULE - E. The Open, Mechanical and Covered Car Parking areas (Dependent/Independent) shall be part of ‘Limited Common Areas’ as per the provisions of the West Bengal Apartment Ownership Act, 1972 as well as the grant of exclusive right of use of demarcated garden space in ground floor or a terrace appurtenant to any particular Unit or Building Block on upper floors to any Allottee(s) of the said Unit plus the Reserved Areas as defined.
- xvi. **PROJECT / SECOND PHASE PLAN** shall mean the project plan for this project duly identified and demarcated and internally bordered in **PINK** in the Plan attached herewith and internally marked “**Annex-A**”, .
- xvii. **PHASE** of a Real Estate Project means a demarcated area within the Project land identified as a distinct phase consisting of a cluster of Row Houses .
- xviii. **PARKING SPACE** shall mean right to use space for parking of car, two wheeler or cycles in the, ground floor level or at other levels, whether open or covered, of the Said Complex and/or other spaces as earmarked, expressed or intended to be reserved for parking of motor cars, two wheelers, cycles etc to be allowed by the Builder for exclusive use of the Allottee who opts to take it from the Builder at a consideration.. The specifically allotted Car Parking spaces(Dependent / Independent) to a particular Allottee shall be regarded as ‘Limited Common Area/ Reserved Car Park’ to be allotted for the exclusive use by the individual Allottee as decided by the Builder.
- xix. **CAR PARKING AREA** means an area either enclosed or unenclosed , covered or open excluding open car parking areas reserved for common areas and facilities to park vehicles located at any level having sufficient driveway and maneuvering space for loading and unloading as sanctioned by the Competent Authority and includes all types of car parking areas sanctioned by the Competent Authority.

- xx. **PROPORTIONATE SHARE** will be fixed on the basis of the Carpet area/Built Up area of the Unit purchased in proportion to the Carpet area/Built-Up area of all the Units in the Residential Complex or block as the case may be PROVIDED THAT where it refers to the share of the Allottee in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied.
- xxi. **SUPER BUILT UP AREA** will be the Carpet Area plus Veranda/balcony/terrace which are exclusively meant for the Allottees of the respective Row House/Bungalows and including the right in common parts and common portions like all amenities, facilities, sporting facilities, landscape areas, service road and common passages built within the Complex entrance lobby and upper floor lobbies, stair-cases, landings, stair covers, club, lift shafts, lift machine rooms, plumbing shaft, fire shaft, electrical shaft, mummy rooms, drivers' and servants / common toilet, electrical rooms, CC TV Room, service areas, and overhead tank, overhead fire tank, STP, underground tank, rain water harvesting tank, garbage room/vat, pump room, security room, fire tank, sump and common roof, maintenance offices or stores, security or fire control rooms and architectural features all of which if provided and all other common areas as agreed between the Promoter and Allottee in this agreement of Sale for which proportionate cost has been collected from the Allottees.
- xxii. **SANCTIONING AUTHORITY** shall mean the South 24 Parganas Zila Parishad.
- xxiii. **STRUCTURAL ENGINEER** shall mean the Engineer appointed or to be appointed from time to time by Promoter for the preparation of the structural design and drawings of the buildings .
- xxiv. **SPECIFICATIONS** -The tentative specification of the Row Houses is as given in SCHEDULE - G below. In the event of any change in the specifications necessitated on account of any Force Majeure events or to improve or protect the quality of construction , the Promoter , on the recommendations of the Architect, shall be entitled to effect such changes in the materials and specifications provided the Builder shall ensure that the cost and quality of the substituted materials or specifications is equivalent or higher than the quality and cost of materials and specifications as set out in the SCHEDULE- G .

36. **Under Clause 1 and to be read after Clause 1.2 as follows:**

1.2.1 At the Allottee's request, the Promoter has made additional construction of ____ Sq.Ft . Built Up area permissible in law for which the allottee has agreed to pay additional consideration of Rs._____/-(Rupees _____) which will be **included in the** price of the Unit as stated in Clause 2.2 below. The Plan of the additional area is also annexed hereto as ANNEXURE – C.

1.2.2 Thus the revised price works out to Rs._____/-(As per Clause 1.2) + Rs._____/-(As per 1.2.1 above)= Rs._____/-(Rupees _____ only)

in continuation to Explanation to Clause 1 above the Allottee agrees that :

(i) The Row House Price excluding GST, Extra Charges and Deposits is as mentioned in Schedule I). Other than the Row House Price **and additional consideration**, Buyer is liable to pay GST as per the Act and extra charges and Deposits as detailed in the EOI (Clause D)and also in the Booking Letter (Table-3 of Booking Letter) **and also additional consideration** as and when required after the date of execution of this Agreement..

(ii) **Additional Consideration** and Table-3 of Booking Letter / Clause D of EOI together is for the sake of convenience only defined as total price(which includes taxes, extra charges and deposits).

in continuation to Explanation to Clause 1.2 (iv) above, the Allottee agrees that :

1.2 (v) Payment of any instalment if made in advance shall be adjusted to the next instalment as mentioned above . No interest shall be paid by the Promoter for such Advance payments made by the Allottee or by Housing Finance Companies/Banks etc on behalf of Allottee.

1.2 (vi) The Allottee has been made aware that as required by the provisions of Sec 13 of the Act, this Agreement is required to be registered.

Under Clause 1.6 above a new clause 1.6.1 is inserted:

1.6.1 The Promoter shall not be liable for any manufacturing or other defects of any branded inputs or fixtures or services of any third party mentioned in the schedule/annexure to this agreement, unless it results in structural defect. The Association of

Allottees shall take the responsibility for proper safety, maintenance (including continuance of annual maintenance / insurance contracts /agreements) and upkeep of all the fixtures, equipment and machinery provided by the Promoter, for which the Promoter shall not be liable after handing over.

37. **Under Clause 2 above and to be read in continuation thereto new sub-clause (ii) as under:**

(ii) In the event of the Allottee obtaining any financial assistance and/or housing loan from any bank/ financial institution the Promoter shall act in accordance with the instructions of the bank/ financial institution in terms of the agreement between the Allottee and the Bank/ financial institution, SUBJECT HOWEVER the Promoter being assured of all amounts being receivable for sale and transfer of the Apartment and in no event the Promoter shall assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Allottee from such bank/ Financial Institution.

38. **Under Clause 5 above new Clauses 5.1 to 5.5 inserted:**

- 5.1 If the Promoter at any time during the Project execution finds itself in a situation which prevents it from completing the Project within time and/or extended time in such event the Promoter will have the right to return the money with interest at the prescribed rate which at present is prime lending rate of the State Bank of India plus two per cent p.a.
- 5.2 It is provided that in some areas of the State the local laws provide for a 'Completion Certificate' (CC) to signify 'Completion' and in some areas a CC plus an 'Occupancy Certificate' (OC) is issued by the Municipal Authorities to signify 'Completion'. In those areas where neither a CC nor a OC is issued in such areas the Completion Certificate issued by the Architect shall be deemed to signify 'Completion'.
- 5.3 The Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule I ("Payment Plan").
- 5.4 In case payment is made by any third party on behalf of Allottee, the Promoter will not be responsible towards any third party making such payment/remittances on behalf of the Allottee and such third party shall not have any right in the Application and/or Provisional Allotment, if

any, in any manner whatsoever and the Promoter shall issue the payment receipts in the name of the Allottee only.

- 5.5 In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the Allottee for any reason whatsoever, then the same shall be treated as a default and the Promoter may at its sole discretion be entitled to exercise any recourse available herein. Further, the Promoter shall intimate the Allottee of the dishonour of the cheque and the Allottee would be required to promptly tender a Demand Draft of the outstanding amounts including interest at the Applicable Interest Rate from the due date till the date of receipt by the Promoter of all the amounts including the dishonour charges of Rs. 5000/- (Rupees Five Thousand only) (for each dishonour). In the event the said Demand Draft is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Allottee comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonour of any cheque, the Promoter has no obligation to return the original dishonoured cheque.

39. **Under Clause 6 above and to be read in continuation thereto following new Clauses (ii) to (ix):**

- (ii) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is _____ Square meters only and Promoter has planned to utilize more Floor Space Index by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations , which are applicable to the said Project. The Promoter has disclosed as proposed above his intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Row House/Bungalow based on the proposed construction and sale of Row House/Bungalows to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to the Promoter only. If any FAR remains unutilized in the earlier phases, the Promoter will be at liberty to consume the same in later phases only at its discretion .

Subject to the terms that the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Act and shall not have an option to make any major variation / alteration / modification in this phase .

- (iii) The Promoter has agreements with all the contractors and suppliers for five years warranty /Guarantee for defects and Allottee(s) will be required to get the services from them directly for any structural or other defect . The contact details of all of them will be given to the Allottee at the time of possession. Their details will also be available with the Facility Management team/Association. Allottee can get the job done through Facility Management /Association also. In case the above efforts fail the Allottee can get in touch with the Promoter for rectifying the defect.
- (iv) The Promoter has got all the necessary approvals from the concerned local authorities for commencement of construction and shall obtain the balance approvals from various Authorities from time to time so as to obtain the Completion/Partial Completion Certificate of the said building(s).
- (v) Taking into account any extra FAR sanction if any becoming available on account of GREEN BUILDING/Metro/any other sanctionable provision including any unused FSI,, the Allottee agrees that the Owner and the Promoter is entitled to and would be well within their right to undertake any further and/or additional construction in accordance with the plan which may be sanctioned by the concerned sanctioning authorities. However the Promoter can use the FAR only in other phases ,,
Further the Allottee agrees that the additional construction shall connect with all common parts and portions and other amenities and facilities of the said Phase/project including the staircases, lifts ,entrances , sewerages, drains and others.
- (vi) The Promoter has annexed herewith the authenticated Layout Plan for the construction of Buildings and Common Areas of the phase/project as per Annex – A and so far as the Allottee's Row House/Bungalow is concerned undertakes to ultimately abide by the Unit Lay Out Plans as approved by the Sanctioning Authorities/ Local Municipal Authority and shall also abide by the bye-laws, FAR and density norms and provisions prescribed by the Authorities. The authenticated copy of Plan of the Row House/Bungalow agreed to be purchased by the Allottee is annexed hereto and marked Annex-B and Annex-C
- (vii) Besides the Additional FAR/FSI as stated above the Promoter may also extend the Project in contiguous land in future which the Promoter may acquire and obtain development permission including for re-development project and thereupon may also obtain phase-wise approvals from the

relevant competent authorities to sanctioned plans under applicable laws, rules and regulations wherein all the provisions of common facilities such as roads, gates, drainage, ingress and egress, sewerage, underground reservoir, pumps, club, gym, community hall, playgrounds and other amenities shall all be part of a common integrated development and some amenities and facilities may for the sake of convenience be relocated on such extended area. and the Allottee shall not have any objection to it and further, the Allottee(s) hereby give consent to the Promoter that the Promoter shall have full right , title, interest to use and utilize the additional FSI/FAR in respect of the land which may be made available even after the Deed of Conveyance of the Row House/Bungalow has been executed the Allottee(s) or any member of the Association shall not raise any objection of whatsoever nature for the same. The extra FSI/FAR sanctioned may necessitate some changes and/or modifications in respect of subsequent phases/projects to be constructed no extension will be permitted and in respect of present project under construction. In future phases it can be utilized in the manner the Promoter decides. The Allottee is also notified that the Promoter may at any subsequent period undertake development of a separate Complex on land which is adjacent but not part of this Row House/Bungalow Complex and in that case the Promoter may decide to provide for a passage way across this Row House/Bungalow Complex and for this purpose the Promoter shall enter into an irrevocable License deed with the Owners of the Adjoining land which shall be perpetually binding upon the Row House/Bungalow Owners of this Row House/Bungalow Complex and their Association . The Promoter may extend the size of the Complex as presently envisaged by causing development of another Project/Phase on land contiguous to the present Complex whereupon the Promoter will be entitled to amalgamate the extended development by integrating it with this Complex with shared infrastructure and common facilities which means that the facilities available in this complex will be available for use to residents of the extended Project/Phase and similarly the facilities in the extended Project/Phase shall be available for use by the Residents/Occupiers of the present Phases/Complex.

- (viii) The Promoter will have the right to decide which Block(s) or Building(s) to construct first. The landscape and green areas will only be available on completion of the entirety of the Project as the same may be utilized for construction activities during the construction period.
- (ix) After handing over possession of the current project/phase, if the market conditions deteriorate or the title of the Owners of the land comprised in the subsequent projects/phases is found to be defective the promoter may be forced to restructure the other sanctioned / non - sanctioned phases out of the entire Row House/Bungalow Complex and even consider abandonment of development of further phases but without curtailing the

facilities and specifications committed by the Promoter to the Allottee and also delivery within the committed time.

40. **Under Clause 7.1 above and to be read in continuation thereto following new Clauses (ii) and (iii) added:**

(ii)The right of the Allottee shall remain restricted to the respective Row House / Bungalow and the properties appurtenant thereto and the Allottee shall have no right, title or interest nor shall claim any right, title or interest of any kind whatsoever over and in respect of any other Row House/Bungalow or space and/or any other portions of the Project or Complex.

(iii)The Promoter has provided to the Allottee a time schedule for construction progress based on the milestones on which payment is due. The dates provided are only tentative and for the purpose of dealing with contractors and will also make efforts to complete various stages as per the time schedule upto completion of the Project including the provisions of civic infrastructure like water, electricity, sanitation and all other above mentioned internal/external development works but the Promoter knows there will definitely be delays in the timelines provided and in some cases it can finish early also but the Promoter assures the Allottee that the Project will be completed within the 'Completion date' provided herein/in Clause _____ above and accordingly tentative dates are mentioned in the payment plan.

40. **Under Clause 7.2 above and to be read in continuation thereto sub-clauses (ii) to _____ inserted:**

(ii) Possession for Fit-Out: In case the Allottee seeks permission for carrying out Fit-Out within his Row House/Bungalow, he will be permitted to do so only upon receiving the Completion Certificate(or at least after application for grant of CC is made) and upon payment of the entire consideration and Extras and Deposits as provided herein and also the requisite Stamp Duty and Registration charges payable on registration which shall be kept deposited by the Promoter in a designated Account till registration. During this time the Allottee will not be entitled to use the Row House/Bungalow till Occupation /Completion Certificate is received and Deed of Conveyance is executed.

(iii) At the time of registration of conveyance of the structure of the building or wing of the building to the Association of Allottees, the

Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the said land to be executed in favour of the Apex Body or Federation.

(iv) DEEMED POSSESSION

(a) It is understood by the Allottee that even if the Allottee fails to take possession of the Apartment within the date such possession is offered by the Promoter, the Allottee shall be deemed to have taken possession on the 15th day from the date of such notice which date, for all purposes and irrespective of the actual date when the Allottee takes physical possession of the Apartment, will be deemed to be the possession date ("Possession Date").

(b) On and from the Possession Date:

(1) The Row House shall be at the sole risk and cost of the Allottee and the Promoter shall have no liability or concern thereof;

(2) The Allottee shall become liable to pay the Maintenance Charges including GST, if applicable in respect of the Apartment and the Common Areas on and from 3 months from the deemed Possession Date;

The Allottee shall regularly and punctually make payment of the Maintenance Charges without any abatement and/or deduction on any account whatsoever or howsoever and in the event of any default the Allottee shall be liable to pay interest at the Prime lending rate of SBI plus 2 % p.a. on the due amount and if such default shall continue for a period of two months then and in that event the Allottees shall not be entitled to avail of any of the facilities amenities and utilities provided in the Said Complex and the Promoter/Association as the case may be , shall be entitled to take the following measures and the Allottee hereby consents to the same:

(a) To the discontinuance of supply of electricity to the Said Unit

- (b) To the discontinuance of water supply ;
- (c) To discontinuance of the facility of DG Power back-up;
- (d) To discontinuance of the usage of all amenities and facilities provided in the said housing complex to the said Allottee and/his/her/their family members and guests, staff and visitors.

The above said discontinuances of the services and facilities shall not be restored till such time the Allottee have made payment of all the dues together with interest accrued at the aforesaid rate , including all costs, charges and expenses incurred till then by the Promoter/Association to realize the due amount from the Allottee.

(v) All taxes, deposits and other levies/charges imposed, demanded or required to be paid to the authorities concerned relating to the undivided interest in the Common Areas shall be paid and borne by the Allottee proportionate to his interest therein and those relating only to the Row House/Bungalow shall be borne solely and conclusively by the Allottee, with effect from the Deemed Possession Date. Be it mentioned that the Incidental Charges , Extras and Deposits as per the terms of sale and provided in this Agreement are mutually fixed and non-negotiable and Allottees will not raise any issues in future in this regard and the Promoters and the Allottee agrees not to dispute the same.

(vi) All other expenses necessary and incidental to the management and maintenance of the Project.

(vii) **Schedule for possession of the Common Amenities:** The Promoter herein is developing the said land which consists of various phases having common amenities like club house, landscape garden etc, the construction/development of the said common amenities will be completed in due course only after completion of construction of all the phases on the said land . The Promoter assures to hand over possession of the said common amenities on _____ with a grace period of six months. The Allottee herein agrees and conveys that he/she/they shall not be entitled to refuse to take the possession of the said Row House/Bungalow on the ground of non completion of aforesaid common amenities if the said Row House/Bungalow has received the Completion Certificate and the non-completion of the aforesaid common amenities does not affect his use or occupation of his Unit and he can reside in the Said Unit. However if the Promoter is not allowed by the Allottee or any person on his behalf to complete the remaining portion of the work, it shall be deemed to have been

done as and against the Promoter and the Allottee shall be liable to indemnify the Promoter for any losses which the Promoter may suffer for such acts of the Allottee.

(viii) After taking possession and/or after 105 days of the notice of possession of the Row House / Bungalow the Allottee shall be liable to bear and pay the proportionate share (i.e in proportion to the carpet area/Built-up area of the Row House/Bungalow) of outgoings in respect of the project land and buildings namely local taxes, betterment charges or such other levies by the concerned authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and buildings. The amounts so paid and/or Deposits made on this account to the Promoter shall not carry any interest and such Deposit shall remain with the Promoter and the same shall be handed over to the Apex/Mother Association on completion of the entire Row House/Bungalow Complex after deducting Maintenance Charges incurred by the Developer in that account .

41. Under Clause 7.3 above and to be read in continuation thereto sub-clauses (ii) and (iii) as under:

(ii) The Allottee must not fail to take actual physical possession of the Row House/Bungalow within a period of not more than three months from the date of completion failing which the Allottee shall become liable to pay the Guarding Charges of Rs.5,000/- p.m and all other losses suffered on this Account. The Allottee shall be liable to bear and pay and/or contribute proportionately of the outgoings in respect of the Project land and Building/s namely Maintenance and all Municipal rates, taxes and all other Common charges such as water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other common expenses necessary and incidental to the management and maintenance of the project land and building/s for the Row House/Bungalow **3 months** from the date of possession or the Deemed date of Possession as the case may be whichever is earlier. Physical possession of the Row House/Bungalow shall be withheld if all dues are not cleared by the Allottee. In case delivery of physical possession is withheld by the Promoter, the possession of the Row House/Bungalow will be deemed to have been taken by the Allottees on the deemed date of possession (i.e end of **15 days** from date of the Notice of Possession) .

(iii) Until the Society or Limited Company is formed and the Said structure of the phases is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution per month towards outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance / assignment of lease of the structure of the phases is executed in favor of the Society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the phase the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or association, as the case may be.

42. Under Clause 7.5 above and to be read in continuation thereto sub-clauses (ii) , (iii) and (iv) as under:

(ii) In case of a falling market the amount repayable will be further reduced by the extent of the difference in amount receivable on a fresh sale of the Row House/Bungalow to another buyer and the Purchase Price of the Allottee if the current Sale Price is less than the Purchase Price. The balance amount of money paid by the Allottee after the aforesaid deductions shall subject to clause 8.8(iii) below be returned by the promoter to the Allottee after selling the Unit to a new Allottee within 45 days of such cancellation. Once the said flat is resold to any other allottee and subject to allottee executing necessary document for revocation of the Sale Agreement executed by him/her with the Promoter for allotment/purchase of flat and pay/borne all cost for execution and registration of that revocation document.

(iii) Where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter then in such event the Allottee shall be entitled to exercise such right of termination only if on the date when the Allottee so expresses his intent to terminate this Agreement, the Total Price then prevailing for transfer of an Row House/Bungalow in the Project is not less than the Total Price payable by the Allottee under this Agreement.

(iv) It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

43. Under Clause 7.6 above and to be read in continuation thereto sub-clauses (b) , (c), (d), (e) and (f) as under:

(b) If any part or portion of the scheme of development is discontinued or has to be abandoned due to any operation of law or any order of the Court or any statutory Authority any time then the Allottee(s) affected by such discontinuation or abandonment will have no right of interest and compensation from Promoter. The Promoter will however refund all the money received from the Allottee(s) .

(c) if due to any act, default or omission on the part of the Allottee, the Promoter is restrained from construction of the Project and/or transferring and disposing of the other Row House/Bungalows in the Project or Complex then and in that event without prejudice to the Promoter's such other rights the Allottee shall be liable to compensate and also indemnify the Builder for all loss, damage, costs, claims, demands, actions and proceedings that may be suffered or incurred by the Builder.

(d) If the schedule of stage-wise construction as contemplated herein is delayed, the Allottee shall make payment of the installment due thereon only upon completion of such construction. The Allottee undertakes that in the event the Promoter completes a stage of construction earlier than scheduled in that case, the Allottee shall forthwith make payment without hesitation and objection. Allottee clearly agreed and understood that the payment obligations of the Allottee is linked inter-alia to the progress of construction and it is not a time linked plan. Allottee appreciate that time for payment of installments shall always be essence of the agreement and upon the failure of the Allottee to pay the installments on time as per the prescribed payment schedule, the Promoter will become entitled to terminate the allotment. Conversely if the Promoter does not deliver on time, the Promoter will be liable to be penalised as described in Clauses _____ and _____ above .

(e) It is hereby clarified and recorded that the marketing agent(s) appointed by the Promoter for selling / marketing of the Row Houses/Bungalows in this project shall not have any responsibility towards buyers of flats / spaces nor there shall be any claim by the Allottees of flats / spaces of this project(Allottees) against the marketing agent(s) regarding any matter relating to sale / transfer of the flats / spaces in the project for delays in handover/ compromised quality etc. The marketing agent(s) can only be held responsible for the deficiency in the services and/or for any unauthorized and/or wrong information provided by them.

(f) The Promoter will not, at its sole discretion entertain any request for modification in the internal layouts of the Unit of the Blocks. In case the Allottee desires (with prior written permission of the Promoter to install some

different fittings /floorings on his own within the Unit he will not be entitled to any reimbursement or deduction in the value of the Unit. For this purpose, in only those cases where the Allottee has made full payment according to the terms of payment, at its sole discretion, the Builder may subject to receipt of full payment allow any Allottee access to the Unit prior to the Possession Date for the purpose of interior decoration and/or furnishing works at the sole cost, risk and responsibility of such Allottees provided that such access will be availed in accordance with such instructions of the Promoter in writing and that the right of such access may be withdrawn by the Promoter at any time without assigning any reasons therefor.

44. Under Clause 9.2(ii) Second Proviso to read as follows:

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions..

45. Under Clause 9.3 to add at the beginning of starting sentence the following line:

The Allottee shall pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Row House/Bungalow is situated.

46. Under Clause 9.3 above and to be read in continuation thereto sub-clause (iii) as under:

(iii) in case of a falling market the amount repayable will be further reduced by the extent of the difference in amount receivable on a fresh sale of the Row House/Bungalow to another buyer and the Purchase Price of the Allottee if the current Sale Price is less than the Purchase Price. The ultimate balance amount of money refundable shall be returned by the Promoter to the Allottee within 45 (forty-five) days of such cancellation and this Agreement shall thereupon stand terminated:

Provided further that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

47. Under **Clause 10 above and to be read in continuation thereto sub-clauses (ii), (iii), (iv) and (v) as under:**

(ii) The Allotment is personal and the Allottee shall not be entitled to transfer, let out, alienate the Row House Unit without the consent in writing of the Promoter **PROVIDED HOWEVER** after the full payment of the entire price and other amounts and registered conveyance the Allottee shall be entitled to let out, grant, lease and mortgage and/or deal with the Row House Unit for which no further consent of the Promoter shall be required. All the provisions contained herein and the obligations arising hereunder shall equally be applicable to and enforceable against any subsequent Allottees of the Row House Unit in case of a transfer, as the said obligations go along with the Row House Unit for all intents and purposes.

(iii) NOMINATION; If prior to execution of the conveyance, the Allottee(s) nominates his/their booked Row House Unit unto and in favor of any other person or persons in his/her/their place and stead, the allottee may do so with the permission of the Promoter. However the first 12(twelve) months from the date of Application/Booking shall be a Lock-in Period during which time the Allottee shall not be permitted to nominate in favor of any third party. Upon nomination , the Transferee will be compulsorily required to register the Agreement for sale /nomination agreement.

In case of nomination, the property taxes leviable by the municipal authorities with regard to the Unit from the date of CC shall be paid by the Transferee only.

Further, it is provided that the Maintenance Charges till the date of nomination shall be payable by the Transferor and thereafter by the Transferee only.

(iv) The Allottee shall pay a sum calculated @ ____% of the Total Price or the Nomination Price whichever is higher, plus applicable taxes, as and by way of nomination fees to the Promoter. Any additional income tax liability that may become payable by the Promoter due to nomination by the Allottee because of higher market valuation as per the registration authorities on the date of nomination and/or the extra registration fees to be paid to the registration authorities due to nomination, shall be compensated by the Allottee paying to the Promoter agreed compensation equivalent to the income tax payable on such difference at the highest applicable tax rate at the prevailing time or the estimated extra registration fees. Such amount shall be payable by the Allottee on or before nomination.

(v) The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company , as aforesaid cause to be transferred to the Federation/apex body all the right title and the interest of the Vendor /Lessor/Original Owner/Promoter and/or the Owners in the Project Land on which the Building with multiple wings are constructed.

48. **Under Clause 11 above following explanatory Paras A. (a), (b), (c) and (d) and Para B (a) and (b) are inserted:**

- A. (a) After deemed taking over possession and/or after handing over maintenance of the Project / Phase to the association, all municipal taxes and other outgoings including maintenance charges payable in respect of the Row House/Bungalow shall be paid borne and discharged by the Allottee. In case the formation of the Association is delayed beyond the said period, the Promoter shall provide and maintain the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the Allottees shall be liable to pay to the Promoter or facility management company, the charges for such maintenance as fixed by the Promoter at actuals.
- (b) 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 and the cost of maintenance shall be borne by the Promoter and the Allottees, proportionate to the plots/Row House/Bungalows/buildings in their respective occupation. The facilities like Club House and service connections, like water and sewerage supply, which are common to the entire project undertaken in phases, shall be jointly maintained by the Promoter and the Association till the entire project is completed. The Club House and its services shall be subject to user charges as may be fixed by the Management of the Club House or as the case may be the service provider, from time to time.
- (c) All other infrastructural facilities, including the equipment like , mechanical, electrical or electronic equipment, STP, etc., shall always be covered by appropriate annual maintenance agreements and insurance agreements with the authorized service providers and the costs of such AMC and Insurance shall be part of the maintenance charges payable by the occupants. Unless the possession is delivered to the allottee, the Promoter shall be the occupant in respect of any plot/Row House/Bungalow/building.
- (d) From the end of 3 (three) months from the notice of possession the Allottee shall be liable and pay:
- (i) regularly and punctually the proportionate share of maintenance charges;
 - (ii) regularly and punctually make payment of the proportionate share of rates and taxes and other outgoings (hereinafter referred to as '**The Rates and Taxes**').

- (iii) The Allottee shall not withhold payment of the same on any account whatsoever.

B. ADDITIONS OR REPLACEMENTS

(a) As and when any plant and machinery, including but not limited to, DG sets, electric sub-stations, pumps, firefighting equipment or any other plant, machinery and/or equipment of capital nature etc. require replacement, up gradation, additions etc. the cost thereof shall be contributed by all the row house/bungalow acquirers in the project on pro-rata basis as specified by the association. the promoter and upon completion the association shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc. including its timings or cost thereof and the allottee agrees to abide by the same.

(b) After deemed taking over possession and/or after handing over maintenance of the Project / Phase to the association, all municipal taxes and other outgoings including maintenance charges payable in respect of the Row house/bungalow shall be paid borne and discharged by the Allottee. From the end of 3 (three) months from the notice of possession the Allottee shall be liable and pay:

- (i) regularly and punctually the proportionate share of maintenance charges;
- (ii) regularly and punctually make payment of the proportionate share of rates and taxes and other outgoings (hereinafter referred to as 'The Rates and Taxes').
- (iii) The Allottee shall not withhold payment of the same on any account whatsoever.
- (iv) In the event of any default the Allottee shall be liable for payment of interest at prime lending rate of State Bank Of India plus two per cent p.a on amounts outstanding and if such default shall continue for a period of two months the Promoter or the Association as the case may be, without prejudice to their rights and contentions shall be entitled to and the Allottee shall be deemed to have consented .
 - (a) to the discontinuance of services;;
 - (b) Prevent usage of the common facilities and amenities and/or by Allottee and all persons claiming through him and the said services shall be restored only upon payment of all the amounts due with interest thereon as aforesaid and the Allottee assuring not to make such defaults in future.

- (v) The Allottee will not be permitted to use any of the facilities and/or utilities in the Complex in case the Allottee breaches any of the provisions herein till such time the breach continues.
- (vi) Promoter or the Association shall become entitled to all rents accruing from such Row house/bungalow if the Row house/bungalow has been let out and/or is under tenancy and/or lease.
- (vii) The Allottee shall not sell, transfer, alienate, assign, and/or encumber nor create any interest of third party nor part with possession of the Row house/bungalow or any part or portion thereof till such time all accounts payable are fully paid and/or liquidated with interest as agreed upon and such negative covenant will be enforceable in law.
- (ix) In the event of sale and transfer of the Row house/bungalow the Promoter or the Association as the case may be, will have first charge and/or lien over the sale proceeds for the purpose of realization and/or recovery of arrears together with interest accrued and due thereon.

(a) Under Clause 12 above and to be read in continuation thereto under (A) sub-clauses (ii), (iii) and (iv) and (B) added:

(A) (ii) Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Row House/Bungalow alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 11 hereinabove.

(iii) The Promoter shall obtain all such insurances, including but not limited to insurance of this Project including Land and the cost of such Insurance till transfer of the Insurance in favor of the Association of Row House/Bungalow Owners. shall form part of the common expenses proportionate share whereof shall be borne by the Allottees. After expiry of the Insurance the Association of Allottees shall be responsible for renewing the same.

(iv) It is clarified that the above said responsibility of the Promoter

shall not cover defects, damage, or malfunction resulting from (i) misuse (ii) unauthorised modifications or repairs done by the Owner or its nominee/agent, (iii) cases of force majeure (iv) failure to maintain the amenities/equipments (v) accident and (iv) negligent use. Warranty for all consumables or equipments used such as generators, lifts, fittings and fixtures, will be as provided by the respective manufacturers on their standard terms. It is agreed and recorded that the allottee of flats should also pay maintenance charges for maintenance of the project and its facilities and amenities during the period of first five years and thereafter. In case non-payment of maintenance charges by the allottee and there being discontinuation of proper maintenance in that event the promoter should not be held as liable as default on its part under this clause.

Notwithstanding anything contained in the above clause the following exclusions are made

- a. Equipment (lifts, generator, motors, STP, transformers, gym equipment etc) which carry manufacturer's guarantees for a limited period. Thereafter the welfare association /society shall take annual maintenance contract with the suppliers. The Promoter shall transfer manufacturers guarantees/warranties to the allottee or association of allottees as the case may be.
- b. Fittings related to plumbing, sanitary, electrical, hardware, etc. having natural wear and tear.
- c. Allowable structural and other deformations, deviations, misalignments, including expansion , quotient.
- d. The terms of work like painting etc. which are subject to wear and tear.

Provided that where the manufacturer warranty as shown by the Promoter to the Allottee ends before the defect liability period and such warranties are covered under the maintenance of the said Unit/building/phase wing and if the annual maintenance contracts are not done /renewed by the allottees, the Promoter shall not be responsible for any defects occurring due to the same. The Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipments, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it be sustainable and in proper working condition to continue warranty in both the Row House/Bungalows and the Common project amenities wherever applicable. The Allottee has been made

aware and the Allottee expressly agrees that the regular wear and tear of the Unit/Building/phase/wing excludes minor hairline cracks on the external and internal walls including the RCC structure which happens due to variation in temperature of more than 20* C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of Allottee it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and then submit a report to state the defects in material used in the structure built by the Unit /phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Agreement.

(B) RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES
SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

1 The Allottee hereby agrees to purchase the Row House/Bungalow on the specific understanding that his/ her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/ her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

2. Certain areas are/shall be earmarked as Excluded and Reserved areas more fully described as Limited Common Areas and Facilities in Schedule – E and shall not be open for common use such as (I) the roof of the overhead water tanks and lift machine rooms, the parapet walls, (II) Open terraces on any floors of the Block (III) the open/covered/stilt/mechanical Parking spaces of the Block (Save and except the parking space, terraces specifically allotted to the Allottee (IV) the elevation and the exterior of the Block (V) Storage areas (VI) Gardens attached to a Row House/Bungalow (IX) Basement not meant for Common Use (VII) Any Community or Commercial facility which is not meant for common use (VIII) Daily convenience Store with Milk, fruits, vegetables and other edibles, Beauty Parlour within the Project, if created, or the Entire Row House/Bungalow Complex (IX) Such other open and covered spaces which is hereinafter expressed or intended not to be a common portion and the rights thereto and also the **RESERVED RIGHTS**, specifically mentioned in the **SCHEDULE- H** hereunder. The excluded and reserved areas shall never be claimed by the Allottee to be a part of the Common Portions and the Promoter shall be entitled to among others to the following rights and interest in respect thereof:

- (i) To make construction , addition or alteration in any part of the said Housing Project/Phase in accordance with law and to use and connect all common installations facilities and utilities at said Housing Project/Phase for and to all such construction, addition or alteration.

- (ii) The Promoter has the right-
 - a) To grant the right or facility of parking space at identified or unidentified parking spaces to any person.
 - b) The Promoter will be entitled to make additional construction in any manner as per sanction either vertically in future phases on any open or covered space in accordance with law and to use and connect all common installations facilities and utilities at respective Blocks for and to all such construction, addition or alteration.
 - c) To set or permit the setting up of Projections, signboards, glow sign, placard, advertisement, publicity on the Said land to the same for such construction or otherwise and to use, enjoy, hold, grant, transfer or otherwise part with the same with or without any construction and in any manner,.
 - d) To develop and utilize the open space or spaces surrounding the building or otherwise at the said entire project land and the Promoter shall have the full free unfettered and exclusive right to make at any time any new or further construction fully and in all manner as permissible under the law and in such a situation the proportionate share of the Allottee in the land and/or in the common areas or facilities shall stand varied accordingly. All the Allottees shall be deemed to have given their consent to such construction by Promoter
 - e) To grant to any person the exclusive right to park his car or scooter or any other two wheeler or otherwise use and enjoy for any other purpose the open spaces of the.Complex.
 - f) To develop, transfer and/or alienate any other portion of the Complex including its segments, residential complex and/or structures or any portion thereof.
 - g) since the entire Row House/Bungalow Complex is being developed phase-wise and this phase is among the earlier phases, after this phase is completed and handed over, the Promoter shall grant unto the Allottees of the subsequent phases the right of easement over, along and through the pathways, passages roads and corridors

lying within or passing through the earlier phases including this project/ phase.

h) The Promoter will have the liberty to change the direction of infrastructure services which may be required for the purpose of utilizing areas in adjoining phase/project.

(iii) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Row House/Bungalows or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Row House/Bungalow hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

49. Under Clause 15 above and to be read in continuation thereto 9 sub-clauses from 15.4 to 15.13 added:

15.4 Internal wiring for electrification will be provided for each Row house/bungalow. However, the Allottee(s) will have to apply to the concerned Electricity Authority individually for obtaining supply of power and the meter for their respective Row house/bungalow. The Allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to the concerned Electricity Authority .

15.5 To carry out at his own cost all internal repairs to the said Row house/bungalow and maintain the Row house/bungalow in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Row house/bungalow is situated or the Row house/bungalow which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

15.6 Not to demolish or cause to be demolished the Row house/bungalow or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Row house/bungalow or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Row house/bungalow is situated and shall

keep the portion, sewers, drains and pipes in the Row house/bungalow and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Row house/bungalow is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Row house/bungalow without the prior written permission of the Promoter and/or the Society or the Association.

15.7 CABLE/BROADBAND/TELEPHONE CONNECTION: Provisions has been made only for one or more service providers as selected by the Developer for providing the services of cable, broadband, telephone etc. The Allottee (as also other unit owners) will not be entitled to fix any antenna, equipment or any gadget on the roof or terrace of the Building or any window antenna, excepting that the Allottee shall be entitled to avail the cable connection facilities of the designated service providers to all the Row house/ bungalow Units.

15.8 The Allottee and all persons under him shall observe all the Rules , Regulations and Restrictions that be framed by the Association from time to time and which shall be deemed to be covenants running with the land and/or the Units . A set of RULES, REGULATIONS AND RESTRICTIONS are listed in SCHEDULE - J hereto which may be amended and/or changed by the Mother/Apex Association any time without any notice and in case of failure to comply with any of the terms will become a ground for an action to recover damages or for other relief or reliefs at the instance of Promoter/Association or in a proper case by an aggrieved Row house/bungalow Owner. The allottee shall indemnify and keep indemnifying the promoter towards against any actions, proceedings, costs, claims and demands in respect of any breach, non-observance or non performance of such obligations given specifically herein to the allottee.

15.9 Name of the Project/Building(s)/Wing(s)/Phase : Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the promoter herein has decided to have the name of the project "**NIRVANA** – Phase -II" or as decided by the promoter and further erect or affix Promoter's name board at suitable places as decided by the promoter herein on a building and at the entrances of the scheme. The Allottee(s) in the said project/ building(s) or proposed organization are not entitled to change the aforesaid project name and

remove or alter Promoter's name board in any circumstances. This condition is essential condition of this agreement.

15.10 (i) The Allottee's liability to pay the taxes, outgoings, other charges etc in respect of the Unit as aforesaid will always be on the Allottees of the said units and if for any reason respective Recovering Authority got recovered the same from the Promoter in such circumstances the Promoter herein shall be entitled to recover the same from the Allottees alongwith interest thereon at the prime lending rate of SBI plus 2% and Allottees shall pay the same to the Promoter within the stipulated period as may be informed by the Promoter to the Allottees in writing. It is further specifically agreed that aforesaid encumbrances shall be on said Row house/bungalow.

(ii) The Allottee shall Pay for electricity and other utilities consumed in or relating to the Said Unit.

(iii) Be obliged to draw electricity lines/wires, television cables, broadband data cables and telephone cables to the said Row House/Bungalow only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to other Unit owners. The main electricity meter shall be installed only at the space designated for meters. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables, dish antennae or pipes from, to or through any part or portion of and outside walls of the Row Houses save in the manner indicated by the Promoter/Association (upon formation).

15.11 Air Conditioning: If the Row house/bungalow has been provided with a ledge for split air conditioning system with suitable provision for keeping outdoor units of the AC system and also the route to take refrigerant piping, which the Allottee shall have to strictly follow while installing AC units

15.12 Provisions have been made for drainage lines to comply with provision of Wall-Hung Indoor Split Air-condition Units at specified position with outdoor compressor units only. The out-door compressor units should be installed in the specified A/C ledge platforms attached to each flat. It may be noted that installation of Window Air conditioners are strictly not permitted. Any other form of Air conditioners such as Hat Unit or Cassette-Unit after making suitable modification to the drainage line without affecting the structural components (Beams and columns) or the aesthetic appearance of the building,

however the location of the out-door units shall always be at the specified A/C ledges.

The drainage line should be connected ONLY at the drain outlet point provided. The refrigerant pipes connecting the indoor and outdoor units shall be provided by the customer . Chasing or drilling holes in concrete surfaces for making these drainage and refrigerant pipe connections not allowed. If these pipes run exposed they may need to be covered with local boxing or false ceiling . These pipes shall be passed through the external concrete walls in specified locations where a hole has been provided and temporarily blocked with lean mortar fill.

15.13 The internal security of the Row house/bungalow shall always be the sole responsibility of the respective Allottee(s). Further the Allottee shall also strictly observe the FIRE SAFETY RULES as provided in SCHEDULE -K and the MAINTENANCE RULES as provided in SCHEDULE -L hereto subject to further additions and modifications from time to time.

50. Under Clause 18, a new Sub-Clause (i) inserted as follows:

Notwithstanding any other term of this Agreement, the Allottee hereby authorizes and permits the Promoter to raise finance/loan from any institution / company / bank by any mode or manner by way of charge / mortgage / securitization of the Row House/Bungalow / Project / Building or the land underneath or the receivables, subject to the condition that the Row House/Bungalow shall be made free from all encumbrances at the time of execution of Sale Deed in favour of the Allottee(s). The allottee shall be informed about the same at the time of agreement.

51. Under Clause 19 above and to be read in continuation thereto sub-clauses (ii) to (xvii) added:

(ii) An Apartment Owners Apex Association (Holding Organisation) will be formed Upon completion of construction of the entire Project as the Promoter may deem fit and proper, the Promoter shall call upon the Allottees to hold a General Meeting wherein the Allottees present at the meeting shall approve and adopt the bye-laws for formation of the Apex Association and the Holding Organisation , as prepared and provided by the Promoter at such General Meeting , which shall be final and binding on all the Unit Owners . When such Association will be formed, each Allottee shall automatically become a member . Until such Association is formed the Promoter shall be entitled to cause an Ad-hoc committee of the Unit Owners

to be formed and the initial members of the said Ad-hoc Committee shall be such of the Unit Owners who may be nominated and/or selected by the Promoter. The Allottee grants all powers to the Builder and/or to its nominee for all matters related to and/or connected with the formation of the Apartment Owners Association. The Allottee undertake to join the Association and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Promoter for this purpose. The detailed constitution and rules of the Association and/or the Committees as the case may be, shall be such as be decided by majority of its members subject however to the terms herein contained. Each Phase / Project out of the Row House/Bungalow Complex will form its own Association . If the Allottee sells and/or disposes of his Apartment, he will have to notify to the Promoter/Association the name of the transferee and his address. Similarly the Transferee on his part shall after fulfilling the formalities as provided in the West Bengal Apartment Ownership Act notify the Promoter/Association about his ownership or interest as the case may be.of the Unit in question.

(iii) The Promoter shall take the following steps to enable formation of an Association of Allottees under section 11(4)(e) of the Act:-

a) with respect to a real estate project, the Promoter shall submit an application to the Registrar for registration of the Association of Allottees as a society under the West Bengal Apartment Ownership Act 1972 (as applicable to the state of West Bengal), within three months from the date on which the occupation certificate in respect of such project is issued and a minimum of fifty one per cent of the total Allottees in such a project have taken possession and the Promoter has received the full consideration from such Allottees. All the Allottees on payment of full consideration shall become members of such Association of Allottees formed by the Promoter.

b) Notwithstanding any other rule, after conveying the title to the Association of Allottees under Section 17, the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any RowHouse/Bungalow which is still not sold or allotted and shall be deemed to have been allowed to do so by the Association of Allottees without any restriction or entry of the building and development of common areas. Provided further that , in such case, the Promoter shall be permitted the entry of premises of the Building and

Common Areas to also discharge his obligations under provision of these presents.

- (iv) The Promoter shall at an appropriate time (within maximum period of 3 months from the Deemed Date of Possession of the Row House/Bungalows of the Project notify the detailed scheme of formation of the Apartment Owners' Association to the Allottees so as to enable them to constitute/form such Owners' Association as per local law .The Allottee shall whenever required by the Promoter provide specific Power of Attorney in favor of the Promoter for taking steps for formation of the Apartment Owners' Association.
- (v) Since this is a large complex containing residential Row House/Bungalows, where completion and handover of possession is phase-wise the property means land, building, common areas and facilities of the particular phase and such demarcation of land excluding the facilities and parts which are reserved by the Promoter is clearly stated herein.
- (vi) In case two or more adjacent contiguous Unit blocks/ Phases/Projects intend to form a single Association, property means the land , building, common areas and facilities of all such blocks/ Phases combined, sharing of common facilities or arrangement in any or all phases shall always deemed to be a Facility Sharing arrangement.
- (vii) There will be one Mother Association comprising of all the phases/projects of the Row House/Bungalow Complex as envisaged by the Promoter. Till such time the Apartment Owners Mother Association is formed and the Maintenance of all the Building Blocks/Phases are handed over to the respective Association, the Promoter shall look after the Maintenance in place and stead of the Mother Association. The Promoter shall by itself or through its nominated agency maintain the Common areas and Facilities. of the Complex upto a maximum of 3 (three) months from the Deemed date of Possession of Row House/Bungalows of the last phase of the Complex or as per local law.. This period shall be the interim maintenance period.
- (viii) On completion of the Construction in all respect, a notice will be given to the Association to take Handover within 90 days. If the handover is not taken by the allottees within this period, the Promoter will charge Supervision Charges @ Rs 0.50 P per sq. ft. per month or 15% of the CAM expenses as fees, whichever is less , from the allottees from the expiry of 90 days till the period handover is taken by the Allottees /Association. If the Association does not take hand over of the common purposes even after 180 days from the date of Notice in such event the Promoter shall no longer be liable or responsible inter alia for the Common purposes and any of the

obligations pertaining to the same, which shall be deemed to stand vested in the Association on and from such date but so long as the Promoter continues to provide the services it will be entitled to the supervision charge of 15%.

- (ix) Each Phase shall elect a body of 3 members by way of election (hereinafter called 'the Maintenance Body').
- (x) All the members of the different Maintenance Bodies shall elect a President, Secretary and Treasurer (herein called Office Bearers of Maintenance Body) by way of election.
- (xi) Maintenance and common purposes of the individual Phase/ Projects shall vest in the Association pertaining to that particular Phase and with regard to the Maintenance and Common Purposes of the entire Row House/Bungalow Complex, the ultimate power, authority and control of the Maintenance shall vest absolutely with the Maintenance Body under the overall guidance and control of the Mother Association which will also be governed by a body of elected representatives.
- (xii) In all matters of taking decision or of forming and applying and relaxing the Rules and regulations, the decision of the Governing Body of the Association shall be final and binding on the respective Applicants/Allottees and also on the Maintenance Bodies.
- (xiii) In no event the Allottees shall be entitled to make any other Association, Body or Organization save as stated above.
- (xiv) The Allottees, the Office Bearers of the Associations and the Office Bearers of the Maintenance Body shall have to sign and execute all papers, documents, declarations and applications for the purpose of formation and to do all necessary acts deeds and things.
- (xv) The Builder shall not in any manner be responsible and liable for maintenance of the common areas and facilities of the Complex after handing over its charge to the Mother/Apex Association.
- (xvi) Without prejudice to the above, the Association may appoint a Maintenance In-Charge or a professional Facility Management Company (FMC) for the

purpose of maintenance of the Complex or any part or portion thereof and for taking the responsibility of:-

- (a) Controlling and/or remain in control of the common parts and portions of the Complex or any part/s or portion/s thereof;
 - (b) Rendition of common services;
 - (c) To receive realize and collect the service charges;
 - (d) To remain responsible for such other functions as may be necessary;
- (xvii) The employees employed on the Project shall upon handing over of the Common purposes to the Association, be absorbed by the Association. The employment, termination and fixation of scale of payment of all the permanent employees of the complex e.g watchmen, security staff, liftmen, accountant, clerks shall be decided and finalized by the Association and the Allottees shall not be entitled to raise any objection thereto and shall be deemed to have consented to the same.

Notwithstanding anything contained herein for the purpose of handing over to Association the Promoter shall follow the local Act and as per the said law, Project handover will be done on receiving Completion Certificate of entire Project and not on partial CC of Block/Phase.

52. Under **Clause 20 above and to be read in continuation thereto sub-clause (ii) as under:**

A Processing Fees of Rs._____/ - as agreed at the time of Application / EOI shall be deducted if Agreement is cancelled after signing by the Allottee

**THE SCHEDULE –A ABOVE REFERRED TO
PART –I**

(THE PURCHASED LAND)

ALL THAT the piece and parcel of land containing an area of 1157.02 decimal equivalent to 11.57 Acres (more or less) lying at Mouza Raghampur(J.L.No.74) and 34 Decimal equivalent to 0.34 Acre more or less lying at Mouza Dhamaitala (J.L.No75) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Mouza- Raghampur, J.L. No. 74

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	197	282	65
2	202	218	8
3	203	230	56

4	217	234	19
5	218	236	25
6	220	238	17
7	230	243	4
8	231	280	93
9	234	268	101
10	235	267	8
11	236	266	33
12	237	269	23
13	239	264	20
14	240	263	18
15	245	261	20
16	250	257	12
17	252	256	43
18	255	276	12
19	256	277	17
20	258	278	13
21	259	279	2
22	260	281	110
23	271	283	17
24	244	253	15
25	246	260	14
26	243	252	15
27	225	247	5
28	232	244	0.0171
29	242	251	29
30	219	237	27
31	233	245	3
32	251	258	10
1	222	240	79
2	223	250	35
3	224	248	29
4	226	246	41
5	227	249	13
6	229	242	11
7	241	262	11
8	238	265	36
9	225	247	35
10	228	241	13
11			
	TOTAL		1157.0171

Mouza- Dhamaitala, J.L. No.75

Serial No.	R.S Dag No.	L.R. Dag No.	Purchased Area
1	187	212	16
2	186	210	18
Total			34

**PART-II
(THE YET TO BE PURCHASED LAND)**

ALL THAT the piece and parcel of land containing an area of 36.98 decimal equivalent to 0.37Acres (more or less) lying at Mouza Raghampur(J.L.No.74) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto.

Sl.No.	R.S	L.R Dag No	Area in Decimal
1	230	243	14
2	255	276	01
3	221	239	19
4	232	244	2.982
			36.98

**PART-III
(THE SAID ENTIRE PROJECT LAND)**

ALL THAT the piece and parcel of land containing an area of 11.94 Acres (more or less) lying at Mouza Raghampur(J.L.No.74) and 0.34 Acre more or less lying at Mouza Dhamaitala (J.L.No75) aggregating to 12.28 Acres under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. as per Plan annexed hereto externally bordered in **RED** as per **ANNEX-A**.

**PART-IV
(FIRST PHASE LAND)**

ALL THAT the piece and parcel of land containing an area of 498 decimal out of 691 decimal (more or less) lying at Mouza Raghampur (J.L.No.74), L.R.Khatian Khatian Nos. under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. bordered '**Green**' in the Plan annexed hereto as per **ANNEX-___**.

Sl No.	RS Dag	LR Dag	Area in Dec.
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1	224	248	29
2	225	247	40
3	226	246	41
4	227	249	13
5	260	281	110
6	222	240	79
7	223	250	35
8	238	265	36
9	237	269	23
10	239	264	20
11	256	277	17
12	258	278	13
13	236	266	33
14	234	268	101
15	235	267	8
16	231	280	93
			691

PART-V

SAID SECOND PHASE LAND/SAID LAND

ALL THAT the piece and parcel of land containing an area of 76 decimal out of 88 decimal (more or less) lying at Mouza Raghampur(J.L.No.74) under P.S Sonarpur District 24 Parganas(South) in the following Dag Nos. bordered '**BLUE**' in the Plan annexed hereto as per **ANNEX-___**..

Sl No.	RS Dag	LR Dag	Area in Dec.
1	217	234	19
2	218	236	25
3	219	237	27
4	220	238	17
			88

THE SCHEDULE -B ABOVE REFERRED TO
(THE SAID ROW HOUSE/BUNGALOW)

ALL THAT the Ground plus one/Ground plus two floor Row House/Bungalow Unit No.____ having carpet area of square feet corresponding to Built-up area of _____ square feet demarcated in the Block Plan annexed hereto and marked **ANNEX-C** and pro rata share in the common areas(User Right only since Common Area will be conveyed to Association) common parts, portions, facilities

and amenities and also user right in the land beneath the building as defined under Clause M of Sec 2 of the Act which includes exclusive use of Balcony admeasuring ____ Sq.Ft and also exclusive use of Front Yard area (which includes Car Parking Area) admeasuring ____ Sq.Ft and the Backyard area admeasuring ____ Sq.Ft and the Roof admeasuring ____ Sq.Ft and Additional Backyard admeasuring ____ Sq.Ft. appertaining to the Unit in Second Phase of the Row House/Building Complex named "NIRVANA" under construction on the Schedule-A Land.

THE SCHEDULE-C ABOVE REFERRED TO
(COMMON AREA MAINTENENCE EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the Row House/Bungalow Complex and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Apex Association/ Maintenance body) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the Project and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the Project as usually are or ought to be.
3. Keeping the gardens and grounds of the Project generally in a neat and tide condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the road in good repair , clean and tidy and edged where necessary and clearing the road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers, Sewage treatment plant forming part of the Project as well as the entire Row House/Bungalow Complex.
6. Paying such workers as may be necessary in connection with the upkeep of the Project.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Row House/Bungalow) in the Project as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
9. Cleaning as necessary of the areas forming parts of the Project.

10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained Project and providing such additional lighting apparatus as the Promoter may think fit.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are the responsibility of the individual Owners/Lesseees/ occupiers of any Row House/Bungalow.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Row House/Bungalow of any individual lessee of any Row House/Bungalow.
15. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Row House/Bungalows.
16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the building excepting tHouse which are the responsibility of the Owner/Lessee/occupier of any Row House/Bungalow
18. Insurance of fire fighting appliances and other equipments for common use and maintenance renewal and insurance of the common equipment as the Promoter may from time to time consider necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management company/Apex Association it is reasonable to provide.
21. The charges / fees of any professional Company / Agency appointed to carry out maintenance and supervision of the building complex.

22. Electric Supply system;
23. Electric Generating Set;
24. Water Supply Lines, Pumps, Motors, Filtration Plant and its allied equipments etc.
25. Community Hall and its allied Rooms and Services, any or all other expense for maintenance, operation, upkeep, renewal, renovation, safety, insurance, continuity of all assts in common areas used for common purpose .
26. Decorative Water Fountains
27. Any other expense for common Purpose

THE SCHEDULE-D ABOVE REFERRED TO
(THE COMMON AREA/COMMON PARTS & FACILITIES)

(Common Parts , Portions and Amenities)

1. The Common Portions are at 3 (three) levels, which are :

1.1 LEVEL: Those which are common to all the segments and are collectively called the "Service Zone" and includes the following:

Applies to present phase and all the other phases both future and past

- 1.1.1 Sewerage treatment Plant / Septic Tank
- 1.1.2 Common generators, its installation and its allied accessories , lighting of the common areas, pumps and common utilities.
- 1.1.3 Electric Sub-Station
- 1.1.4 Garbage Disposal area
- 1.1.5 Roads including passages providing easement rights, installations, and security arrangements not exclusive to any segment.
- 1.1.6 Drains and sewers from the premises to the Municipal Duct /STP.
- 1.1.7 Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- 1.1.8 Boundary walls of the premises including outer side of the walls of the building and main gates.
- 1.1.9. water pump and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- 1.1.10. Transformer electrical wiring meters and fittings and fixtures for lighting common areas.
- 1.1.11 Management/Maintenance Office
- 1.1.12. Round the Clock Security arrangements with CCTV and intercom
- 1.1.13. Main entrance Gate
- 1.1.14 Fire Fighting Equipment and Extinguishers and Protection system
- 1.1.15. 24Hrs water supply

- 1.1.16. Rain water harvesting may be created by Promoter at its sole option.
- 1.1.17. Dedicated communication system for telephone
- 1.1.18. The water pump, the pump room, water reservoir, tube-well, and distribution pipes
- 1.1.19. Durwans Room
- 1.1.20. Cable connection/ Cable TV System

1.2 LEVEL-2 :Those which are to remain common to all the Row House/Bungalow Owners of the residential complex of all the phases, present and in future as well as in the extensions. All the Row House/Bungalow Owner shall have proportionate share therein. These include the following:

- 1.2.1. Landscaped Garden and Central lawn , water bodies and fountains if any
- 1.2.2. Children Play area
- 1.2.3 Separate area for elderly people.
- 1.2.4. A.C.Community Hall for common use of all the occupants of the said New Buildings
- 1.2.5. Club party Lawn
- 1.2.6. Space for functions/shows/puja etc.
- 1.2.7. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
- 1.2.8 Visitors Car Parking
- 1.2.9 Multipurpose Court
- 1.2.10 Swimming Pool with changing rooms
- 1.2.11 Indoor Games Room
- 1.2.12 Gym
- 1.2.13 Rain water harvesting may be created by Promoter at its sole option, if provided.
- 1.2.14 Entrance Main Gate
- 1.2.15 Electrical Room
- 1.2.16 FMC Office

CLUB

(a) A 'CLUB ' type facilities shall be set up as part of the entire Housing Complex comprising of this phase and all the other phases, the location whereof may be changed by the Promoter who will also have the right to modify the location of the amenities and facilities at the Said Club . The Promoter will have the right to hand over the club to the mother Association on completion of the Project or the entire Complex. The facilities of the Club would be such as be decided by Promoter the tentative description whereof is as given in the brochure and the location of the Club may be varied by the Promoter if required at the time of

implementation but the facilities committed will not be curtailed. The Allottees and/or their nominee/s shall automatically be entitled to become member of the so called Club. The so called Club (Club) will be run professionally and all members will be required to abide by the rules and regulations which will be framed by Promoter. The club will be operational before the completion of the 3rd Phase of housing complex but possession of Building Blocks will be given in phases. The membership and the right to use the club facilities shall always be subject to payment of charges and observance of regulations.

(b) If any Allottee becomes a member of the Club and In the event any Allottee leases or rents out his/her/its Row house/bungalow Unit , it will be mandatory of such Allottee to notify the Club/ Maintenance In Charge of such leasing/renting. The Allottee will thereafter be barred from using the Club /Common facilities till such time he/she/it is back in possession of the Row house/bungalow and its Lessee/Tenant will be entitled to utilize the Club / Common facilities as per rules. The Allottee and the Lessee/Tenant both cannot be a member of the club simultaneously.

(c) Club Scheme: The detailed terms and conditions of membership and rules and regulations governing use of the Said Club / facilities will be formulated in due course and circulated to the Allottee (Club Scheme) (1) The Allottee will be required to abide by the Club Scheme (2) Membership of the Said Club shall also be open only to all Allottees of the Said Complex (3) Each Row house/bungalow can opt for 1 (one) membership, irrespective of the number of Owners/Lesseees of such Row house/bungalow (4) Membership is open only to individuals (i.e. no corporate membership) and if the Allottee is a body corporate, it will be required to nominate 1 (one) occupier of its Row house/bungalow, who, for all purposes, shall be treated as the member of the Said Club (5) The Said Club can be used by the member and his/her immediate family who are permanently staying with the member such as spouse, children, parents, brothers and sisters [the names and details of such family, members have to be intimated by the Allottee to the Club Manager as and when required by the Club Manager (6) members may, subject to the reservation of rights of admission and club rules, bring in guests on payment of guest fees (7) in the event of sale/transfer of the Said Row house/bungalow, the membership will stand terminated and the new Owner/Lessee may be nominated/granted a new membership at the then applicable terms and as per the rules and regulations of the Said Club then in force (8) if an Allottee lets out his/her Row house/bungalow, he/she may request a temporary suspension of his/her usage right of the Said Club and permission for usage of the Said Club by the tenant under his/her membership; if such permission is granted, the tenant may use the Said Club only during the

tenure of the tenancy subject to payment of all charges as would have been payable by the Allottee and (9) the acceptance by the Allottee of these conditions and the Club Scheme shall be a condition precedent to completion of sale of the Said Row house/bungalow .

(d) The allottees of the Complex, are required to pay one time non-refundable Admission Fee / Charges and also monthly subscription charges for maintenance . Maintenance of Club / facilities which are common to the entire complex will be proportionately paid by the Allottees from the date the Club and other facilities becomes operational either in full or in part as the case may be . Allottees of every phase will be entitled to use the Club as and when they get possession (maximum three months from Notice of Possession). Club Maintenance and other facilities Charges will be borne proportionately by all the Allottees who will get possession phase by phase till the entire Project is handed over to the apex body . i.e monthly club charges will be calculated on the basis of the following formula:

Total Club and other facilities Expenses /Total Sq.Ft of all the Allottees who have got possession

(e) Person (who is a member of the club) includes the spouse and dependent children. Service Tax/GST and all other taxes as applicable will be charged extra on the above said charges. Detailed terms and conditions of membership and rules and regulations governing the usage of the club will be formulated in due course and circulate to members before the Club is made operational. All the members will have to abide by these rules and regulations. The intended facilities of the club outlined in the application kit are tentative and may vary at the sole discretion of Promoter.

The above facilities will be provided Phase wise as per the details given below

IN Phase 1	
1	Outdoor children play area
2	Close circuit TV
3	Power Back up
4	Waste disposal system
5	Drainage system
6	Sewage treatment plant
7	24 hrs filtered water supply with water treatment plant
8	Statue island with water falls
9	In-house shuttle service up to nearest metro

10	Scientific Orientation,two side openness, skylight roof gives 96% to 100% Daylight in each bungalow for Healthy enviroment & energetic feeling to the occupant and reduces the energy consumption of lighting load
11	Each Residential unit has optimised window to carpet area ratio for sufficient fresh air which provides healthy enviroment.
12	Vastu approved
13	Crisil Rated
14	Green Building Rated
15	Intercom Facility
16	Intruder alarm for complete safety of the Residents
17	Senior Citizen Park
IN Phase II	
1	Swimming pool with attached baby pool & changing rooms, shower area, Jacuzzi & Steam
2	Well equipped Multi Gym
3	Equipped AC Indoor Children's playing zone
4	AC Banquet hall for hosting parties with attached lawn
5	Multipurpose Court having Basketball, Badminton Court, Volleyball, Tennis and cricket net
6	Air conditioned indoor games room with pool tables, table tennis, dart, carom, foosball & other board game, chess & card room
7	Amphitheatre with stage for function & puja/festivals
8	Decorated garden with party lawn area
9	Fire system
10	Dedicated visitors parking for guests
11	Yoga / Mediation Area
12	Air conditioned guest rooms
13	AC double height decorated entrance lobby in Club
14	Facility Management Office with storage area in Club
15	Common Servant & Driver Toilets Areas
16	Beautiful Landscaping Areas
17	Bar B Q Zone
IN Phase II / III (Future Phase / Phases)	
1	Central lawn for community gathering
2	Adda Zone
3	Landscaped water body
4	Badminton court
5	Acupressure Walkways
6	Outdoor children play area

2. Unless otherwise indicated herein and in addition to these mentioned in Levels 1, 2 the common portions like land, roads, lighting equipments, gates, building for guards, trees bushes, decorations e.g. sculptures etc. pipes, ducts and cables situate within the area whether over or under the land of the service zone shall be deemed to be common to the Allottees of all the segments and those that are inside the Residential Complex including its boundary walls and/or fences, water body etc. shall be deemed to be common Portion only of the residential complex and common to its Row House/Bungalow Owners. Similarly those in any particular tower shall be deemed to be the Common Part only of that Block.

3. The Promoter reserves the right to alter the above scheme or any of the items mentioned as so advised by its Architects and/or Advocates for better and effective management and maintenance and otherwise equitable to the Owner of any segment or part thereof.

THE SCHEDULE – E ABOVE REFERRED TO
(LIMITED COMMON AREAS AND FACILITIES)

1. Car Parking Areas
2. Exclusive right of use of Garden space attached to Row House/Bungalow;
3. Demarcated area of terrace appurtenant to a particular Row House/Bungalow;
4. The Roof of the overhead water tank
5. Open Terrace of any Row House/Bungalow;
6. The elevation and exterior of the Block;
7. Storage areas ;
8. Any community or commercial facility which is not meant for common use;
9. Such other open or covered spaces which is hereinafter expressed or intended not to be common portion and the rights thereto.

THE SCHEDULE – F ABOVE REFERRED TO
(TITLE DEEDS)

R.S	L.R.	Dee	Vendor's	Purchaser's	Purchased	Registration
Da	Dag	d	Name	Name	Area	Office
g	No.	No.				
No.						
222	240	0631	PRIYA	AAMOD NIWAS	79	D.S.R-IV,

		3/1 3	VART DEWAN SINGH	PVT LTD AAMOD VILLA PVT LTD ANULEKHA BUILDERS PVT LTD AVANEESH NIRMAN PVT LTD AVANEESH AAVAS PVT LTD AVANEESH COMPLEX PVT LTD AVANEESH ENCLAVE PVT LTD AVANEESH GRIHA PVT LTD		SOUTH 24 PGS
223	250	0628 5/1 3	CHIKARA BROTHERS	AVIGHNA COMPLEX PVT LTD AVANEESH REAL ESTATE PVT LTD AVANEESH VILLA PVT LTD AVIGHNA ENCLAVE PVT LTD	35	D.S.R-IV, SOUTH 24 PGS

224	248	0630 8/1 3	CHIKARA BROTHERS	AZALEA AAVAS PVT LTD	29	D.S.R-IV, SOUTH 24 PGS
				AZALEA DEVELOPERS PVT LTD		
				AVIGHNA NIRMAN PVT LTD		
226	246	0631 2/1 3	LAKHIRAM PRIYAVERT	ALLIUM ENCLAVE PVT LTD	41	D.S.R-IV, SOUTH 24 PGS
				ANGELICA COMPLEX PVT LTD		
				ANGELICA CONSTRUCTIO N PVT LTD		
				ARROWLEAF COMPLEX PVT LTD		
				ARROWLEAF NIWAS PVT LTD		
242	251	0501 4/1 5	LAKHIRAM PRIYAVERT	VEENAVANI AWAS PVT LTD	29	A.R.A.-I, KOLKATA
				VEENAVANI APARTMENT PVT LTD		
				VEENAVANI COMPLEX PVT LTD		

227	249	0630 7/1 3	LAKHIRAM PRIYAVERT	COLUMBINE GRIHA PVT LTD	13	D.S.R-IV, SOUTH 24 PGS
				ARROWLEAF VILLA PVT LTD		
229	242	0627 6/1 3	LAKHIRAM PRIYAVERT	LAUREL NIRMAN PVT LTD	11	D.S.R-IV, SOUTH 24 PGS
				MILFOIL AASHIANA PVT LTD		
187	212	0320 4/1 4	LAKHIRAM PRIYAVERT	AROKYA NIRMAN PVT LTD	16	A.R.A.-I, KOLKATA
			RAJINDER SINGH	CHAKRADEV REALESTATE PVT LTD		
			SURINDER SINGH			
186	210	3195 /14	RAJINDER SINGH	MAINAK NIWAS PVT LTD	18	A.R.A.-I, KOLKATA
				AROKYA ENCLAVE PVT LTD		
241	262	0320 0/1 4	CHIKARA BROTHERS	MAINAK NIWAS PVT LTD	6	A.R.A.- I, KOLKATA
			RAJINDER SINGH			
			SURINDER SINGH			
238	265	0631 8/1 3	LAKHIRAM PRIYAVERT	ANULEKHA COMPLEX PVT LTD	36	D.S.R-IV, SOUTH 24 PGS

				ANULEKHA DEVELOPERS PVT LTD		
				ANULEKHA NIRMAN PVT LTD		
				ANULEKHA REAL ESTATE PVT LTD		
225	247	0627 4/1 3	CHHIKARA BROTHERS	AZALEA ENCLAVE PVT LTD	35	D.S.R-IV, SOUTH 24 PGS
				AADHIRA ENCLAVE PVT LTD		
			RAJINDER SINGH	ALLIUM CONSTRUCTIO N PVT LTD		
				SHIVIKA PROPERTIES PVT LTD		
219	237	0640 8/1 3	LAKHIRAM PRIYAVERT	AAMOD ENCLAVE PVT LTD	27	D.S.R-IV, SOUTH 24 PGS
				AAMOD NIRMAN PVT LTD		
233	245	0628 8/1 3	CHHIKARA BROTHERS	ARROWLEAF ENCLAVE PVT LTD	3	D.S.R-IV, SOUTH 24 PGS

228	241	0631 5/1 3	RAJINDER SINGH	CURRANT GRIHA PVT LTD	9	D.S.R-IV, SOUTH 24 PGS
197	282	0319 7/1 4	CHHIKARA BROTHER	AROKYA INFRASTRUCTU RE PVT LTD	57	A.R.A.-I, KOLKATA
				SHIVIKA CITY HOMES PVT LTD		
			SURENDER SINGH	SHIVIKA BUILDERS PVT LTD		
				SHIVIKA REALTORS PVT LTD		
		RAJINDER SINGH	JANMBHUMI AWAS PVT LTD			
JANMBHUMI BUILDCON PVT LTD						
0626 8/1 1	SK.ABDUL KUDDUS	ROOPTARA REAL ESTATES PVT LTD	8			
202	218	0319 8/1 4	CHHIKARA BROTHERS	ANANTA DEALTRADE PVT LTD	8	A.R.A.-I, KOLKATA
203	230	0631 6/1 3	CHHIKARA BROTHERS	ABHIPRITHI BUILDERS PVT LTD	56	D.S.R-IV, SOUTH 24 PGS
				ABHIPRITHI		

				ENCLAVE PVT LTD		
				ABHIPRITHI GRIHA PVT LTD		
				ABHIPRITHI INFRACON PVT LTD		
				ABHIPRITHI NIRMAN PVT LTD		
				ABHIPRITHI VILLA PVT LTD		
217	234	0629 5/1 3	HISSAR BRICKS COMPANY	AADHIRA NIRMAN PVT LTD	19	D.S.R.-IV, SOUTH 24 PGS
				AADHIRA REAL ESTATE PVT LTD		
218	236	0628 7/1 3	HISSAR BRICKS COMPANY	AADRIKA ENCLAVE PVT LTD	25	D.S.R.-IV, SOUTH 24 PGS
				AAKAANKSHA COMPLEX PVT LTD		
				AAMOD CONSTRUCTION PVT LTD		
220	238	0501 1/1 5	RAJINDER SINGH	VEENAVANI BUILDERS PVT LTD	17	A.R.A.-I, KOLKATA

				SUBHMANI NIWAS PVT LTD		
231	280	0630 1/1 3	LAKHIRAM PRIYAVART	NETTLE VILLA PVT LTD	93	D.S.R.-IV, SOUTH 24 PGS
				PARSLEY NIRMAN PVT LTD		
				PEONY RESIDENCY PVT LTD		
				ROSEBAY HOUSING PVT LTD		
			CHHIKARA BROTHERS	SALVIA NIWAS PVT LTD		
				SEDUM NIRMAN PVT LTD		
				SNOWBALL VILLA PVT LTD		
				THYME HOME PVT LTD		
				YERROW HOUSING PVT LTD		
				VERAINE AASHIANA PVT LTD		
234	268	0630 9/1	RAJINDER SINGH	AADRIKA GRIHA PVT LTD	101	D.S.R.-IV, SOUTH 24

		3		AADRIKA NIRMAN PVT LTD		PGS
				AAKAANKSHA AAVAS PVT LTD		
				AAKAANKSHA ENCLAVE PVT LTD		
				AAKAANKSHA GRIHA PVT LTD		
				AAKAANKSHA REAL ESTATE PVT LTD		
				AASHNYA AAVAS PVT LTD		
				AASHINYA BUILDERS PVT LTD		
				AASHINYA COMPLEX PVT LTD		
				AASHINYA DEVELOPERS PVT LTD		
				AASHINYA ENCLAVE PVT LTD		
235	267	0631 4/1 3	LAKHIRAM PRIYAVART	LAMIUM VILLA PVT LTD	8	D.S.R.-IV, SOUTH 24 PGS

236	266	0631 9/1 3	LAKHIRAM PRIYAVART	MILFOIL RESIDENCY PVT LTD	33	D.S.R.-IV, SOUTH 24 PGS
				MILFOIL NIWAS PVT LTD		
				AADRIKA AAVAS PVT LTD		
				AADRIKA COMPLEX PVT LTD		
237	269	0631 7/1 3	RAJINDER SINGH	AASHINYA NIRMAN PVT LTD	15	D.S.R.-IV, SOUTH 24 PGS
				AASHINYA NIWAS PVT LTD		
239	264	0627 3/1 3	CHHIKARA BROTHERS	SHIVIKA BUILDMART PVT LTD	20	D.S.R.-IV, SOUTH 24 PGS
				SHIVIKA NIKETAN PVT LTD		
240	263	0631 1/1 3	LAKHIRAM PRIYAVART	SHIVIKA CONCRETE STRUCTURE PVT LTD	14	D.S.R.-IV, SOUTH 24 PGS
				BALADEVA STRUCTURE PVT LTD		
245	261	0631 0/1	PRIYAVART DEWAN	BALADEVA APRTMENT PVT	20	D.S.R.-IV, SOUTH 24

		3	SINGH	LTD		PGS
				BALADEVA FOUNDATION PVT LTD		
250	257	0628 2/1 3	CHHIKARA BROTHERS	BALADEVA INFRACON PVT LTD	12	D.S.R.-IV, SOUTH 24 PGS
			RAJINDER SINGH			
			SURINDER SINGH	BALADEVA COMPLEX PVT LTD		
252	256	0320 2/1 4	CHHIKARA BROTHERS	CHAKRADEV CITY HOME PVT LTD	43	A.R.A.- I, KOLKATA
				CHAKRADEV INFRAPROJECT PVT LTD		
			RAJINDER SINGH	CHAKRADEV NIWAS PVT LTD		
				JANMBHUMI CONCLAVE PVT LTD		
			SURINDER SINGH	JANMBHUMI REALCON PVT LTD		
255	276	0627 9/1 3	LAKHIRAM PRIYAVART	BALADEVA VILLA PVT LTD	11	D.S.R.-IV, SOUTH 24 PGS
			PRIYAVART DEWAN	BALADEVA INFRASTRUCTU		

			SINGH	RE PVT LTD		
256	277	0628 1/1 3	LAKHIRAM PRIYAVART	SHIVIKA CONCRETE FOUNDATION PVT LTD	17	D.S.R.-IV, SOUTH 24 PGS
				SHIVIKA REAL ESTATE PVT LTD		
258	278	0320 3/1 4	PRIYAVART	AADRIKA NIWAS PVT LTD	13	A.R.A.-I, KOLKATA
			DEWAN SINGH	SHIVIKA ENCLAVE PVT LTD		
259	279	0289 9/1 6	BADAL CHANDRA BACHAR	ANANTA DEALTRADE PVT LTD	2	A.R.A.-I, KOLKATA
			RAMESH CHANDRA BACHAR			
			MANIK CHANDRA BACHAR			
260	281	0319 9/1 4	LAKHIRAM PRIYAVART	SHIVIKA PROCON PVT LTD	110	A.R.A.-I, KOLKATA
				SHIVIKA KUTIR PVT LTD		
				SHIVIKA HOUSING PVT LTD		

				SHIVIKA PROMOTERS PVT LTD		
				SHIVIKA PLAZA PVT LTD		
				SHIVIKA NIRMAN PVT LTD		
			CHHIKARA BROTHERS	SHIVIKA AWAS PVT LTD		
				BALADEVA HOMES PVT LTD		
				SATYALAXMI NIRMAN PVT LTD		
				SATYALAXMI INFRAPROJECT PVT LTD		
				SATYALAXMI INFRACON PVT LTD		
271	283	0501 0/1 5	PRIYAVART DEWAN SINGH	CONCORD BARTER PVT LTD	17	A.R.A.-I, KOLKATA
				FAST FLOW MARKETINGS PVT LTD		
244	253	0319 6/1	CHHIKARA BROTHERS	AROKYA BUILDERS PVT	15	A.R.A.- I, KOLKATA

		4		LTD		
			RAJINDER SINGH	AROKYA REALTORS PVT LTD		
			SURINDER SINGH			
246	260	0629 4/1 3	PRIYAVART DEWAN SINGH	BALADEVA INFRATECH PVT LTD BALADEVA INFRATECH PVT LTD	14	D.S.R.-IV, SOUTH 24 PGS
243	252	0320 5/1 4	LAKHI RAM PRIYA VART	SHIVIKA BUILDCON PVT LTD BALADEVA TOWNSHIP PVT LTD	15	A.R.A.-I, KOLKATA

THE SCHEDULE – G ABOVE REFERRED TO

(SPECIFICATIONS)

Load Bearing Wall Structure

DOORS

Main Door- Front Side- Flush Door with Duco Paint
Back Side- Flush Door with Enamel Paint

Internal Doors

Roof Main Door – Wood Plastic Composite (WPC) Door with Enamel Paint
Roof Toilet Door - Wood Plastic Composite (WPC) Door with Enamel Paint
Kitchen Door - Wood Plastic Composite (WPC) Door with Enamel Paint
Bedroom & Toilet Doors – Flush Door with Enamel Paint

Door handles, Locks & Hinges of Reputed Make

WINDOWS

Anodized/Powder Coated Aluminium windows, Grill optional at extra cost

FLOORING

Vitrified Tiles flooring in Living & Dining, All Bedrooms & Staircase
Solar Reflective Tiles in Roof Area

ELECTRICAL

Concealed Copper wiring with modular switches of reputed make. Provision for telephone & television point.

INTERNAL WALLS

Pop Finish

OUTDOOR FINISH

Superfine Texture Weathercoat/WaterProof Paint

KITCHEN

Flooring – Anti Skid Vitrified Tiles

Counter- Granite Slab with a stainless steel sink, wall tiles up to 2ft. Height on all around wall over granite counter.

Water Filter Point, Exhaust Fan Point, Chimney Point

Provision for Outlets for Exhaust Fan/Chimney

TOILET

Flooring – Anti Skid Ceramic Tiles.

Granite Basin Counter in all toilets Except Roof toilet.

Wall- Dado in ceramic tiles up to 7ft.

Sanitary ware of Hindware / Jaguar /Parryware/American standard or equivalent brand

Sleek CP fittings from Jaquar/Hindware/Essco/Parryware or equivalent make, single lever fitting and hanging commode with conceal cistern.

Electricals in Toilet

Concealed Copper wiring with modular switches of reputed make. Provision for light, geyser and exhaust point.

THE SCHEDULE-H ABOVE REFERRED TO

(RESERVED RIGHTS)

The Promoter will be entitled to following reciprocal easements and other reserved rights as provided hereunder:

- (1) The right to the free and uninterrupted passage and running of all appropriate services and supplies from and other parts of the building/Complex in and through the appropriate conduits/trenches and through any structures of a similar use or nature that may at any time be constructed in, on over or under the building.

- (2) The right to establish such additional easements, reservations, exceptions and exclusions as the Promoter , in its sole discretion deems necessary or appropriate.
- (3) The right of non-exclusive easement for ingress and egress over through across such streets, walks, paths, stairways, lanes and other rights of way serving the Row House/Bungalows and the common areas as may be necessary to provide reasonable pedestrian access thereto, as well as an easement for ingress and egress over through and across such paved portions of the common areas as may be necessary to provide necessary vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.
- (4) The right to gift and/or transfer by any other means any small part or portion of the land within the Project unto and in favor of any Service Provider to facilitate the Said Service Provider in setting up a Centre from where the said services to complex shall be provided like electricity, water, gas, etc.
- (5) Until the sale and transfer of all the Row House/Bungalows the Vendor shall have and retain for itself, its successors and assigns the right to maintain one or more business and sales offices at the Project to enable the Vendor to market the Row House/Bungalows and also the right to place signs in and around the common areas for marketing .
- (6) The right to construct and to maintain at any time pipes, sewers, drains, mains, ducts, conduits, gutter, wires, cables(Laser optical fibers, data or impulse transmission communication or reception systems) channels, flues and other necessary conducting media for the provision of services or supplies .
- (7) The right of the Promoter/Association and all persons authorized by it at reasonable times and on reasonable notice to enter the demised unit for Carrying out work for which the Promoter/Association is responsible like installation/repair of common services. In case of emergency no notice will be required and the Allottee will give immediate access.
- (8) The right of support, shelter and protection which each portion of the building gives to other parts of the Building.
- (9) The right to build or alter or deal with the building even if this affects the light and air coming to the demised unit or causes nuisance,

damages, annoyance or inconvenience to the Allottee by noise, dust, vibration or otherwise, provided this does not affect the Allottee's ability to use the demised unit.

- (10) The right and liberty at any time to alter, raise the height or rebuild Building/Project or to erect any new building in accordance with sanctioned plan in such manner as the Promoter may think fit and proper.
- (11) The Promoter shall have the right at all times to refuse access to any person or persons whose presence in the Complex may in the judgment of the Promoter be prejudicial to the safety, character, reputation and interest of the Complex and its Occupiers.
- (12) To the free and uninterrupted access for laying of all gas, water and other pipes, electric, telephone and other wires, conduits and drains which now are or may hereafter be required through under or over the Premises and/or Row House/Bungalow
- (13) To erect scaffolding for the purpose of repair, cleaning or painting the **any** Building **block** notwithstanding that such scaffolding may temporarily restrict the access to or enjoyment and use of the Demised Unit
- (14) Alteration in the beams and columns passing through the Building's Common Portions for the purpose of making changing or repairing the concealed wiring and piping or otherwise.
- (15) The Promoter shall retain for itself, its successors and assigns including all of the Row House/Bungalow Owner, a non-exclusive easement for ingress and egress over, through and across such streets, walks, paths, stairways, lanes and other rights of way serving the Row House/Bungalows and common elements as may be necessary to provide reasonable pedestrian access thereto, as well as an easement for ingress and egress, over, through and across such paved portions of the common elements as may be necessary to provide reasonable vehicular access thereto, provided however that the latter easement shall not give or create in any person the right to park upon any portion of the property not designated as a parking area.
- (16) The Promoter its successors and assigns are hereby permitted, at its own expense to construct further and/or additional floors and/or to undertake development of any adjacent property and to utilize easements over, across and under the common elements for utilities, sanitary and storm sewers, security or other types of monitors, cable television lines, walk ways, road ways, and right of way over, across

and under the common elements including without limitation any existing utilities, sanitary lines , sewer lines and cable television and to connect the same over, across and under the common elements provided that such utilization , easement, relocation and connections of lines shall not materially impair or interfere with the use of any Row House/Bungalow.

- (17) The Promoter shall have the right in perpetuity free of any charges for putting up signages and hoardings including neon sign of its name as well as of its products on the common roof and the identified wall surfaces within the Project.
- (18) Such other rights supports, easements and appurtenances as are usually held occupied or enjoyed as part or parcel of the Row House/Bungalow or necessary for the exclusive use or enjoyment thereof by the Row House/Bungalow Owners/Lesseees with each other subject however to the other conditions herein.
- (19) The Promoter reserves the right to allot available Parking space in one phase of the Row House/Bungalow Complex to any Allottee of a Unit in any other phase of the Complex.

THE SCHEDULE – I ABOVE REFERRED TO

(PRICE/ PAYMENT PLAN)

The price of the said Row House is Rs _____/- payable as per the Table provided below:-

PAYMENT TERMS

Process of Payment		Amount	Tentative Dates of Completion
On EOI	1Lakh	Rs. 1,00,000	
On Booking letter(Less EOI)	10%		
On Agreement	10%		
On Completion of	10%		

Foundation of said Row House/Bungalow			
On Completion of 1 st floor slab casting of said Row House/Bungalow	10%		
On Completion of Roof casting of said Row House/Bungalow	10%		
On Completion of Brickwork of said Row House/Bungalow	15%		
On Completion of Flooring of said Row House/Bungalow	15%		
On Completion of Finishing work of said Row House/Bungalow	10%		
On or before possession	10%		
Row House/Bungalow PRICE			

THE SCHEDULE - J ABOVE REFERRED TO
(REGULATIONS AND RESTRICTIONS USER RULES)

As from the date of possession of the said Row House/Bungalow the Allottee agrees and covenants -

1. To co-operate with the other Row House /Bungalow Owner and the Promoter in the management and maintenance of the said New Buildings.
2. To observe the rules framed from time to time by the Promoter and upon the formation of the Association by such Association. The covenants

agreed herein to the Promoter shall mean and include towards Association also, as and when applicable.

3. To use the said Row House/Bungalow for residential purposes and not for other purposes whatsoever without the consent in writing of the Promoter/Association.
4. To allow the Promoter with or without workmen to enter into the said Bungalow/Row House for the purpose of maintenance and repairs but only with 24 hours prior notice in writing to the Bungalow/Row House Owner.
5. Promoter will not entertain any request for any Internal / External change in the Layout. The Allottee is however can do the changes of its own after getting the possession with prior permission from the concern authority.
6. To pay charges for electricity in relation to the said Bungalow/Row House wholly and proportionately relating to the common parts and also undertake to pay such damages on demand as ascertained by the Promoter for the breach of any of the covenants herein contained within the due date therefor as mentioned in the demand and till such time the said demand is not paid, the Allottee shall not be entitled to use any of the facilities and utilities of the complex / building.
7. Not to do anything or prevent the Promoter from making further or additional legal constructions within 8 A.M. to 6 P.M. within any working day notwithstanding any temporary disruption in the Allottee's enjoyment of the said Bungalow/Row House.
8. To maintain or remain responsible for the structural stability of the said Bungalow/Row House and not to do anything which has the effect of affecting the structural stability of the building and also not to store or bring and allow to be stored and brought in the said Bungalow/Row House any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structure of the Block or any portion of any fittings or fixtures thereof including windows, doors, floors, etc. in any manner. The elevation must be repaired at intervals of every five years.
9. Not to do or cause anything to be done in or around the said Bungalow/Row House which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said

Bungalow/ Unit or adjacent to the said Bungalow/Row House or in any manner interfere with the use and rights and enjoyment thereof of any open passages or amenities available for common use.

10. Not to damage demolish or cause to damage or demolish the said Bungalow/Row House or any part thereof or the fittings and fixtures affixed thereto or commit or permit to be caused any alteration or changes in the pipes, conduits, cables and/or any other fixtures or fittings serving any of the Bungalow/Row House in the building or which may cause damage to any other portion of the building in any manner.
11. Not to close or permit the closing of verandahs, terraces or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside color scheme of the exposed walls of the Verandahs lounge or any external walls or the fences of external doors and windows including grills of the said Bungalow/Row House which in the opinion of the Promoter differs from the color Scheme of the building or deviation or which in the opinion of the Promoter may affect the elevation in respect of the exterior walls of the said building.
12. Not affix or draw any wire, cable, pipe from , to or through any of the common portions or outside walls of the building block/Row House/Bungalow or other parts , without approval of the Promoter/ Association .
13. Not to do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said building or cause increased premium to be payable in respect thereof if the building is insured.
14. Not claim any right of pre-emption or otherwise regarding any of the other Units or any portion of the building and/or the project.
15. Not to use the said Bungalow/Row House or permit the same to be used for any illegal or immoral purpose or as a Boarding House, Guest House, Club House, amusement or Entertainment Centre, Eating or Catering Place, Dispensary or a Meeting Place or for any commercial or industrial activities whatsoever or for any purposes which may or is likely to cause nuisance or annoyance to other residents/unit holders of the other portions of the said building or buildings or occupiers of the neighboring premises.

16. Similarly shall not keep in the parking place anything other than private motor car of standard size or a two-wheeler and shall not raise or put up any kutchra or pucca constructions grided wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be permitted.
16. Not to use or permit to be used the allocated car parking space for any other purpose whatsoever other than parking of its own car/cars.
17. Not to park car on the pathway or open spaces of the building at any other place except the space allotted to him/ her/ it and shall use the pathways as would be decided by the Promoter/Association.
18. Not to let out, mortgage or give on rent or transfer the right to use of car parking space independently and separately of the Bungalow/Unit .
19. Not to dry any clothes upon/outside the windows/elevations and other portions which may be directly exposed to the outsiders in a manner or be visible to the outsiders.
20. To abide by such building rules and regulations as may be made applicable by the Promoter before the formation of the Association. The Promoter shall cause an Adhoc Committee of the Bungalow/Row House to be formed and the initial members of the said adhoc Committee shall be such of the Bungalow/Unit Owner who may be nominated and/or selected by the Vendor. After the formation of the Association to comply with and/or adhere to the building rules and regulations of such association.
21. Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the block/Row House save a letter-box at the place in the ground floor as be expressly approved or provided by the Promoter and a decent nameplate outside the main gate of his Bungalow/Row House.
22. Not to alter the outer elevation of the block or any part thereof nor decorate the exterior of the block otherwise than in the manner agreed by the Promoter and/or the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.

23. Not to bring in any contractor or any labour or mason of his own so long as the said phase is not handed over by the Promoter.
24. Watchman, driver, domestic servants or any other person employed by the Bungalow/Row House Owner or his Agents shall not be allowed to sleep or squat in the common passage/ lobby/ terrace/ corridors/ lift room/ garden or any common areas
25. The Bungalow/Row House Owner must submit photographs of their employee and Drivers with full particulars with the Maintenance body a copy of which will also be forwarded to the local Police Station. The Maintenance Body will issue identity cards to the staff and visitors who will carry the same for identification.
26. Visitors cars will not be allowed to be parked inside the premises other than in the space earmarked for this purpose.
27. The Maintenance Body will implement a system of issuing Gate Pass for all incoming and outgoing materials in any manner to ensure proper security.
28. Any work men temporarily employed by any Bungalow/Row House Owner will be issued a temporary identity pass by the Maintenance Body for easy identification. All fit-out work inside the Bungalow/ Unit shall be carried out between 10 A.M and 6 P.M and while carrying out such work, to ensure that no annoyance or disturbance is caused to the residents of the building and not to carry out any such work during the continuance of Board examinations . Subject to the aforesaid restrictions all such work has to be done with the consent of the Promoter or the Association or FMC as the case may be and in strict compliance of the guidelines as framed by the Promoter or the Association as the case may be.
29. The Bungalow/Row House Owner and their visitors shall not litter in the common areas specially betel juice and tobacco products and the Promoter / Association will be competent to impose fine on the offenders.
30. Smoking Zones will be provided within the residential complex where only smoking will be permitted and smoking will be prohibited at all other places.

31. All visitors to the respective Bungalow/Units will be filtered at the entrance and permitted entry only on proper authorization from the Bungalow/Row House Owner .
32. Not to install any additional grills the design of which have not been approved by the Architect nor to open out any grilled cage out of the window and other places nor to close any open verandahs.
33. No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Promoter nor shall anything be projected out of any window of the Building without similar approval.
34. On payment of the applicable charges to use the Community Hall for the purpose of private parties, get together and functions in a capacity not exceeding 100 persons and not to use or permit the same to be used for wedding receptions and other festivals which involve lighting of fire.
35. Not to use or permit to be used any loud speakers beyond the confines of the Community Hall.
36. Not to use the Community Hall or any other covered spaces for celebrating the festival of Holi except that the Bungalow/Unit Owners shall be entitled to celebrate Holi in the space as may be designated for such purpose PROVIDED HOWEVER such celebration shall not continue beyond 10 p.m. and the use of loud speakers shall be within the tolerable limits so as not to cause any annoyance to the other Owners and/or occupiers.
37. To carry out all interiors and/or decorations during the day time without creating any annoyance or disturbance to the other Owners and/or occupiers.
38. To remain wholly and solely responsible for the conduct of the domestic help and/or drivers who may be employed by the Allottee and upon employing such domestic help to give relevant information of such domestic help to the local Police station.
39. To remain fully responsible for any pets which may be kept by the Bungalow/Row House Owners and In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the

Building/complex unless accompanied and to ensure that the same are immunized and kept on leash and the concerned Allottee shall also ensure that the Pet relieves itself only at the designated place. Otherwise the concerned Allottee shall be responsible for cleaning up immediately and/or bearing the cost of cleaning up plus 10% service charge

40. Not to use or permit to be used the passenger lifts for the purpose of carting pets and other domesticated animals including any furniture and fixtures.
41. To carry out proper pest control treatment in the said Bungalow/Row House at the cost of the Allottee.
42. To ensure that there is no leakage or seepage of water from any of the taps and/or bathrooms fittings which may cause inconvenience to any Bungalow/Row House Owner and/or occupier of the Unit and in the event of any leakage or seepage of water to forthwith carry out repairs at his/her own cost.
43. Not to have nor create any place of worship in any common part or portion of the building or the Complex . However, the Allottees will be entitled to celebrate festivals such as Durga Puja etc and for this purpose may set up temporary pandals at the single common earmarked place only and the Allottees under no circumstances shall be permitted to organize such activities at any other place within the complex..
44. It shall be the responsibility of the Allottee to keep his Car Parking area in an orderly manner without causing encroachments and in the event of the Allottee washing his vehicle or permitting it to be washed in the Car parking area it will be obligatory on the part of the Allottee to clean up the entire space.
45. Not to use the Bungalow/Row House or any part or portion thereof for any film shooting, political meeting nor for any dangerous noxious or offensive trade or business.
46. Not to permit any sale by auction or public meeting or exhibition or display to be held upon the Bungalow/Unit nor to permit or suffered to be done into or upon the Bungalow/Unit or any part thereof any act or thing which is illegal or immoral or which shall or may be or become a

nuisance, unreasonable annoyance or unreasonable inconvenience to the other residents and/or occupiers.

47. Not to arrange any public function in any part of the property, except with the permission of the Promoter/ Association as the case may be.
48. Not to discharge into any conducting media any oil or grease or any noxious or deleterious effluent or substance which may cause an obstruction or might be or become a source of danger or which might injure the conducting media or the drainage system of the residential complex.
49. Not to overload and/or draw excess electricity so as to cause overloading of the electricity connection.
50. The Allottee shall not object to the sale of any unsold stock such as the Servant's Quarter, car/two wheeler parking space by the Promoter to any other person and/or persons as the Promoter in their absolute discretion may deem fit and proper.
51. Not to kill/sacrifice/slaughter or permit to be killed/sacrificed or slaughtered any living animals of any nature whatsoever either within the said Unit or the said building or complex including the Common area for any purpose whatsoever or howsoever on any occasion whether religious or ceremonial nor do any act deed or thing which may hurt the sentiments of any of the other Owners and/or occupiers of the said Bungalow/Row House Complex. The practice of sacrificing /slaughtering the animal during the festive period of Kali Puja /Durga Puja, Bakra eid, Eid etc shall not be done or permitted within the said Row House/Bungalow Complex and the Bungalow/Row House Owners shall strictly abide by maintaining such rule/restriction. The Bungalow/Row House Owners of all caste, creed and religion shall be bound by this..
52. Not to do or permit to be done any act deed or thing whereby the sentiments of other occupants are in any way injured or hurt.
53. Not to install any air conditioner, except in the approved places / method. .
54. Not allow or use any cable , internet or other service providers save and except those service providers whom the Promoter or the Association

might have selected or engaged. The Promoter may at its discretion provide connectivity of various telecom/high speed broadband / other telecom and IT facilities to the Complex and for this purpose enter into contract with any eligible Service Provider and such contracts by the Promoter with the Service Provider shall be honored for the term of the Agreements/contract.

55. Pay such further deposits as required by the Promoter/FMC/Association time to time.
56. Only drills (and not manual hammers) can be used to drive nails / screws into the walls (which are made of AAC Block and not of Clay) of the Bungalow/Row House. However no drills can be used in the kitchen or the toilet without the supervision of the representative of the Promoter or the FMC or the Association as the case may be (in order to prevent the puncture or leakage of concealed water pipelines / electrical conduits or wires).
57. Gratings, should not be removed in the toilets and kitchen so as to avoid clogging of the pipelines and/or sewerage lines.
58. The lobby should be kept clean at all times.
59. No games or sporting activities are allowed which may cause damage to the landscaped gardens and the common facilities of the Complex.
60. No tenant will be allowed to occupy any Bungalow/Unit unless such tenant is introduced to the Promoter or the Association or the FMC as the case may be so that he may be recognized as a bona fide occupant of the Bungalow/Row House for security purposes.
61. Flowers should not be plucked and plants or trees should not be destroyed in landscaped areas . The landscaped areas of Frontyard and Backyard shall always be maintained as open areas and no occupier shall be allowed to construct anything in these areas.
62. No bills shall be stuck anywhere on the Buildings or in any place within the Project.
63. No cooking will be allowed in the Common areas, Parking spaces and Servants Quarters by the Bungalow/Row House Owner, any staff,

servant, worker or anybody else except the places designated for the same by the Promoter or the Maintenance Body or the Association.

64. Electrical fitting can only be made from underground cable trench or existing electrical ducts in such manner that electric wires are not exposed.
65. Any damage to common property inflicted by any resident would be recoverable by compensation of the actual amount for repair / replacement plus compensation /service charges, if any .
66. Car Parking stickers should be obtained from the Promoter, Maintenance Body or the Association to track authorized vehicles.
67. The Promoter or Maintenance Body or Association will be at liberty to decide from time to time car parking charges for visitor' car and the occupier concerned shall be responsible to pay the same in case the visitor refuses to pay.
68. The Promoter, Maintenance Body or the Association reserves the right to frame the fit-out rules from time to time to establish the procedures for monitoring and controlling the Allottee's fit-out and Maintenance process so as to ensure that :
 - (i) The fit-out works are carried out in accordance with the approved plans;
 - (ii) The Fit-Out works are in compliance with the guidelines as framed by the Promoter/Maintenance Body/Association.
 - (iii) All the repairs required to be effected in respect of the doors, windows, internal installation (including sanitary installations) in connection with, or in relation to water , light, gas, power sewage, televisions, air-conditioners, and all other kinds of accessories within the area of such Bungalow/Row House, shall be undertaken at the expense of the Allottee .
 - (iv) The Allottee shall reimburse the Association for any expenditure that may have been incurred by it for repairing or replacing anything pertaining to common areas and facilities , such repairing or replacing being required to be effected due to any damage caused by

such Allottee in respect of the common areas and facilities.

- (v) All Bungalow/Row Houses, shall be used for residential purpose only.

69. The Promoter will hand over the Fit-Out Rules at the time of handing over possession. Every Allottee shall, undertake and complete all maintenance and repair work within his own Bungalow/Row House, which if delayed, is likely to affect the property concerned, wholly or in part, and the Allottee will be solely responsible for the damage that his failure to undertake such work may cause to the said property or part thereof and shall also be liable on the said account for payment of damages as may be determined by the Promoter/Association.
70. The lobbies, entrances and stairways of the Club/Building shall not be obstructed or used for any purpose other than ingress to and egress and further the Owner or occupier of any Bungalow/Row House shall not place or cause to be placed in the lobbies, vestibules, stair ways, corridors, elevators and other areas and facilities both common and restricted, any furniture package or object of any kind and such areas shall be used for no other purpose than for the normal transit through them.
71. Children shall not play in the, stairways or elevators and shall not go in the elevators of the club/Building unless accompanied by elders..
72. No Bungalow/Unit Owner / Occupier shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers. No Occupier shall play upon or suffer to be played upon instrument or permit to be operated a phonograph or radio or television loud speaker in the Bungalow/Unit if the same shall disturb or annoy other occupants of the building..
73. Each Owner shall keep such Bungalow/Row House in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances.
74. No article shall be allowed to be placed in the halls or on the staircase landings or fire refuge nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window sills of the

Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Promoter.

75. No shades awnings, window guards, ventilators or air conditioning devices shall be used in or about the Bungalow/Row House excepting such as shall have been approved by the Promoter. The Bungalow/Units have been designed for window/split air conditioning only with provision for keeping outdoor units of the AC System or route to take refrigerant piping or water drainage lines, and the Allottee shall have to strictly follow while installing their AC Units.
76. No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Promoter nor shall anything be projected out of any window of the Building without similar approval.
77. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any of the water-closets or apparatus shall be paid for by the Bungalow/Unit-Owner/Lessee in whose Bungalow/Row House it shall have been caused.
78. No radio or television aerial, electrical and telephone installation , machines or air-conditioning units shall be attached to or hung from the exterior or the roof of the building.
79. If any electrical points are installed on shear wall/RCC Wall of the Bungalow/Row House then the same cannot be changed as the same may affect the structure of the Building. So any electrical point on shear wall/RCC wall can be changed/created after doing brick-work or paneling on that portion where electrical point/points are proposed to be installed so that shear wall/RCC wall remains untouched.
80. Garbage from the Bungalow/Row House must be handed over in bags to the house keeping personnel at a specified time daily or in such manner as the Maintenance Body of the Building may direct or throw into dustbins provided for the purpose within the common service area...
81. No vehicle belonging to a Bungalow/Row House Owner or to a member of the family or guest, tenant or employee shall be parked in the open

space or in such manner as to impede access to the Buildings by another vehicle.

82. The Bungalow/Row House is not to fix any antenna, equipment or any gadget on the roof or terrace of the building or any window antenna excepting that the Bungalow/Row House Owner shall be entitled to avail of the cable connection facilities provided to all.
83. After the Purchase the Bungalow/Unit Owner shall get his Bungalow/Row House mutated. In case of default by the Bungalow/Row House Owner, the Promoter will be entitled to get the said Bungalow/Row House mutated and apportioned in the name of the Owner subject to the Bungalow/Unit Owner's bearing and paying all costs, charges and expenses including professional fees.
84. The access to the common roof (if any) in common with others shall be permissible BUT not to use the common areas and installations including the roof of the said building for holding any cultural/social/functional programme or for resting of any staff etc. or for other undesirable and/or objectionable uses and purposes which may cause nuisance and annoyance or obscenity.
85. Ensure that the domestic help/service providers visiting the said Bungalow/Row House use only the common toilets and while so using, keep the common toilets clean and dry.
86. Use the spittoons / dustbins located at various places in the Project.
87. Not install any collapsible gate outside the main door / entrance of the said Bungalow/Unit.
88. Not to sub-divide the said Bungalow/Unit and the Common Areas, under any circumstances.
89. Not to carry on or cause to be carried on any obnoxious or injurious activity in or through the said Bungalow/Row House, the parking space, if any, the said Building, the Common Areas, including but not limited to acts of vandalism, putting up posters and graffiti.
90. Not to put up or affix any sign board, name plate or other things or other similar articles in the Common Areas, inside or outside the windows and/or the outside walls of the said Bungalow/Row House

save at the place or places provided therefor provided that this shall not prevent the Allottee from displaying a standardized name plate outside the main door of the said Bungalow/Row House.

91. Not to install or keep or run any generator in the Said Bungalow/Row House.
92. Not to damage the Common Areas, amenities and facilities in any manner and if such damage is caused by the Allottee or the family members, invitees, servants, agents or employees of the Allottee, the Allottee shall compensate for the same.
93. Not to overload the club passenger lifts or other lifts as the case may be and not to move goods through lift but from the staircase of the Building.
94. Not to cover the balconies/terraces of the said Bungalow/Row House.
95. The balconies in the Bungalow/Row House will always remain to be balcony and no glazing/grill/cover will be permitted in the balconies so as to enclose the space or to disturb the aesthetics of the buildings of the Project. No interference to the elevation/ façade of the building will be permitted. Fixation of tiles in Walls of Balcony shall not be allowed.
96. To ensure that any dispute arising with any employee or staff member is promptly dealt with and further that no demonstration /agitation of any kind takes place inside or in the vicinity of the Complex . The Allottee shall also ensure that its employees, agents, contractors or Associates do not in any way deface, vandalise or bring into disrepute the Complex by affixing posters, hanging festoons or doing any other act.
97. To ensure that the Allottee complies with, obtains and keeps valid and subsisting all requisite permissions, license, registration and approvals including but not limited to, those under laws of Sanctioning Authorities, local laws, labour laws, environmental laws as are applicable for the use of the said Unit.
98. The Allottee shall not make the Developer responsible for the temporary disruption and/or obstruction of common services in the said Unit for any reasons whatsoever. The Developer shall however make all reasonable efforts to set right the same as soon as possible;
99. To pay to the Promoter all costs, charges and expenses including costs and fees which may be incurred by the Developer in connection with or for common purpose or incidental to any services of the said Complex.
100. For the purpose of these presents any act, default or omission of the servants, agents, independent contractors and invitees of the Allottee shall be deemed to be the act, default or omission of the Allottee.

101. Not to install or use at the said unit any equipment which causes noise or vibration detectable outside the said unit or causes damage to the building or plant or conducting media.
- 102..Not to sub divide or partition the Said Unit in any manner whatsoever.
- 103 House rules may be added to or amended at any time by the Promoter and after formation by the Association by the Holding Organization.
104. Not to do anything or prevent the Developer from making further or additional constructions on any day notwithstanding any temporary disturbance in the Purchaser"s enjoyment of the Said Unit.
105. Not to raise any objection in the Promoter"s installing any telecom tower, Internet tower or erect a neon/glow sign, lighted/unlighted hoarding on the roof of any common Building or Buildings without affecting the roof top over the Purchaser"s Unit and the considerations for these rights will be received by the Developer
- 106 To allow the co-Owners and occupants to enjoy the right of easement and/ or quasi easements provided for the purpose.
107. To co-operate with the other Co-Owners and the Developer/ Maintenance in charge in the management and maintenance of the said Project.
- 108 To observe the rules framed from time to time by the Developer / Maintenance In charge.
- 109 To deposit the amounts reasonably required with the Maintenance In charge towards the liability for rates and taxes and other outgoings.
- 110..Not to sell any utility room or store room/Car parking other than to a unit owner of the complex.
112. Not to assign / transfer / handover or permit usage of any car / bike parking area to any outside other than to a unit owner of the building.
113. No birds or domestic animal shall be kept or harbored within the Bungalow without abiding by the local competent authorities, association, bye laws and regulations and the pet shall not be left in the common area of the phase / building. In no event the pets shall be permitted in the elevator or in any of the common portion of the building unless accompanied.

THE SCHEDULE- K ABOVE REFERRED TO
(FIRE SAFETY RULES)

1. Know your Building's evacuation plans.
2. Read the operating instructions of the Fire Alarm system, if any.
3. Read the operating instructions on the body of the Fire Extinguishers, if provided on your floor.
4. Know the assembly area and the location of the fire fighting equipments installed outside your Row House/Bungalow in your building.
5. Dispose of unwanted items from your Row House. These things may act as fuel to the fire.
6. Do not use Terylene, Nylon, Polyester cloth in the kitchen nor wear cifton/nylon sarees/dress and preferably use an apron while cooking.
7. Keep Corridors, walk ways or passage ways free of obstruction.
8. Instal Fire equipment at proper place inside your Apartment.
9. To participate in Fire Mock Drill whenever conducted by the Facility Management team.
10. Must readily have the Fire Station and Police Station telephone nos.
11. Heaters, Coffee Makers and all other electrical gadgets with exposed heating elements should never be left unattended while in operation and they should be unplugged after each use and operated away from combustible material such as files, curtains trash containers etc.
12. Air-conditioner systems is to be maintained properly to avoid fires.
13. Do not use Petrol, Diesel, Kerosene, Benzene etc. for floor cleaning purpose.
14. To remember that the following are common causes of fire and to be careful to avoid them:
 - (i) Electric Sparks/Short Circuit/Loose Contact;
 - (ii) Overheating of electrical equipments;
 - (iii) Poor wiring system;
 - (iv) Smoking;
 - (v) Naked Flame;
 - (vi) Cigarettes, Matches; lighter;
 - (vii) LPG Cylinder Leakage.
15. To use ISI standard equipments and cables.
16. To immediately replace faulty electrical items.
17. Switch off electrical points when not in use.
18. Guard live electrical parts.
19. Switch off at the socket before removing plug.
20. Ensure that switch boards and enclosures of electrical components

- are kept clear of inflammable or combustible substances and liquids.
21. Ensure that electrical safety devices (MCB/ELCB/RCCB) are properly functioning.
 22. Do not tamper with electrical equipment without adequate knowledge.
 23. To check regulator of Gas Cylinder frequently and to change the Gasket every year.
 24. To clean nozzle of the Oven regularly.
 25. Kitchen Chimney should be cleaned every month.
 26. To keep the LPG valve/regulator switched off when Gas/stove not in use.
 27. Always store the LPG Cylinder in an upright position.
 28. Check for gas leaks by applying soap solution on cylinder joints. The appearance of soap bubbles indicate leak points.
 29. Never tamper with LPG cylinder.
 30. Strike the match first and then open the burner knob of the stove.
 31. Fix Safety cap on the valve when the cylinder is not on use.
 32. Do not place cylinder inside a closed compartment.
 33. Keep the Stove on a platform above the cylinder level.
 34. Flame of Burner should not spread beyond the bottom of utensil while cooking.
 35. In AC Kitchen Gas cylinder should be kept outside the kitchen.
 36. Cylinder should not be installed near a heat source and should not be exposed to sun, rain, dust and heat.
 37. Keep portable size Fire extinguisher for kitchen.
 38. Gas leak detector may be installed in kitchen.
 39. Buy Gas pipe of approved quality from authorized distributor only.
 40. Keep windows open to ventilate the kitchen.
 41. Fire Crackers must be handled under supervision.
 42. Fire Crackers should be lit only at designated areas

THE SCHEDULE- L ABOVE REFERRED TO
(MAINTENANCE RULES)

(These rules are for proper usage and maintenance. Applicable for services / facilities available in the Bungalow / Phase or Complex. Those which are not applicable may be ignored)

SI.No	Maintenance Area	Item	RULES
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		No	
1.	SECURITY SERVICES	i	Keeping a record of visitors entering the complex premises
		ii	Prevent any trespassing through the Complex compound
		iii	Guarding the Complex
		iv	Control Traffic and and prevent jams within internal roads and pathways
		v	Switching On/Off common lights
		vi	The operation of water supply when needed
		vii	The operation of Generator set when needed
		viii	The operation of lifts in case of electricity failure
		ix	The operation of Fire Fighting equipment when needed
2	GARDEN & LAWN	i	Water the plants late in the evening or early morning. Avoid excess watering. Grass should not be swampy or soaked.
		ii	Wet lawn should not be mowed.
		iii	Trimming, de-weeding & pruning of plants and removal of fallen debris
		iv	Water down all fertilizers
		v.	Use Organic fertilizers;
		vi	Use of pesticides and herbicides to get rid of insects.

		vii	Minimize use of foot and vehicle traffic on growing grass.
		viii	Avoid planting trees near building to avoid roots from penetrating concrete and cause cracks.
		ix	Regular inspection of sprinkler heads as they should be free of dirt to ensure uninterrupted water supply.
3.	LAKE / WATER BODY / FISHING DECK / WATER FOUNTAIN	i	To keep the water of the lake clear / free of weeds, growth and wild plantation.
		ii	Upkeep of fountain system, pumps and water surface ;
		iii	Keep a close eye on children and children below 12 years should not enter the fishing deck unsupervised.
		iv	To keep the deck open for use at specified timing with proper required security arrangements.
		v	To keep fishing deck wood work polished / painted for life sustenance
		vi	To keep the fishing deck canopy, railing, lights, seats, gates etc well maintained and beautified.
		vii	To keep the water fountain and

			it apparatuses, pumps, motors, floaters, lights, electrical well services and maintained for proper operation.
		viii	To fix time period of operation of water fountain.
		ix	To keep the boundary wall of the water body / lake and the sitting area around it in neat and clear condition.
		x	To keep the landscaping plants and trees along side the lake boundary well maintained.
		xi	To dose the lake with necessary chemicals to ensure the sustenance of fishes etc and to do all necessities for ensuring continued population of fishes for fishing purposes.
4.	COMMUNITY HALL	i	Decorative items should not be stuck on painted walls.
		ii	The member renting the Hall shall be responsible to arrange cleaning.
		iii	Cooking Food should be avoided inside the Community Hall and it shall be done in the associated kitchen only
		iv	Music should be within set decibel limits and as per law.
6.	WATER TANKS	i	Should be cleaned at regular

			intervals by a trained agency.
		ii	The manholes of the tank should be locked and secured to prevent anyone from falling accidentally.
		iii	If WTP is installed then trained operator should look after the water parameters regularly and should ensure that AMC is done.
		iv	Trained plumber to check water supply pipe lines .
7.	IF MUNICIPAL WATER PROVIDED	i	Ensure that taps are securely closed.
		ii	Replace the leaky faucets to save water wastage;
		iii	The Complex may be provided with Solar water connection.
		iv	It is recommended to clean pipes at regular intervals.
8	STP	i	Recommended that water from STP should be used only for WC flush usage and gardening.
		ii	Inspect the treatment plant regularly.
		iii	Prevent any harmful substance, wastes, anti bacterial detergents and other hazardous objects from entering the Plant.
		iv	Timely checks of the water

			treated by STP are mandatory. There is a penalty for non functioning STP and for discharging sewage water into the drainage system.
		v	Wash hands thoroughly after working with Sewage or anything contaminated with sewage.
		vi	Children, elderly and disabled people should not go near the air vents of the sewage treatment plant as it emits dangerous toxic gasses.
		v	Make arrangement for periodic disposal / use as manure of compressed waste generated from the STP.
		vi	To abide by laws if any in this regard for operation and maintenance of the STP
9	SEPTIC TANK	i	Periodic cleaning of Septic Tank.
		ii	Non-degradable items like Tissue Paper, chemicals, metal objects should not be thrown and/or disposed to the Septic system.
		iii	Ensure that the manholes should always be kept in a closed position

		iv	Remove excess sludge periodically
10	BOREWELL WATER	i	Water filtration may be installed
		ii	Can be recharged by rain water
		iii	Regular testing of ground water should be done.
11	STORM WATER DRAINAGE	i	The inlet may be covered properly with gratings or grids to prevent large objects, debris falling into it.
		ii	Should be occasionally cleaned to prevent blockages.
		iii	Children should be advised not to throw any objects into storm drainage
		iv	The outlet of the storm drainage should be covered with gratings.
12.	GARBAGE COLLECTION	i	Dry and Wet garbage should be segregated as mandated by Sanctioning Authorities.
		ii	Garbage bags should be used for maintaining heigene.
		iii	Garbage collected from the garbage chute or manually collected should be disposed of either by recycling it within the complex premises or by reloading it into municipality truck.
14.	LIFT/ELEVATOR	i	AMC to a reputed service

			provider /agency . It is always recommended to provide AMC to the original manufacturer of the Lift
		ii	The electrical connections, earthing, wiring, switches, plugs should be checked periodically.
		iii	Spitting or throwing garbage inside the elevator is strictly prohibited.
		iv	Safety instructions to be followed during emergency should be displayed inside the lift.
		v	Use panic button /intercom unit provided in the elevator in case of emergency.
		vi	All mechanical equipment rooms that contain elevator machinery should have limited and authorized access
		vii	Children less than 10 years should not be permitted inside the elevator alone
		viii	Do not use elevator in case of fire and earthquake
		ix	Heavy and oversized articles and articles like petrol, diesel, kerosene should not be allowed in the elevator.
		x	Smoking, Drinking and eating

			should be prohibited within the elevator.
15	FIRE FIGHTING EQUIPMENT	i	AMC for Fire extinguishers, Fire Extinguishers, Fire Alarm System,
		ii	The Stair Case, the common passage should be kept free for smooth movement in case of fire breakage
		iii	Refuge area should be vacant and not used for any other purpose
		iv	Regular mock fire drill exercises should be done
		v	Fire fighting Agency / Vendor needs to be informed immediately if the Fire Fighting system becomes non-functional.
		vi	In case of emergency, the contact details of the Fire Brigade and/or any other Authority for the purpose should be ready and handy.
		vii	In case of fire, the evacuation procedure should be well defined
		xi	Assembly point in the Complex compound should be clearly indicated.
17.	GREEN BUILDING (if the Phase /	i	The Association Management Committee should update itself

	Complex is certified by IGBC / Griha or any other rating agency)		with all requirements of a Green Building and keep the records available
		ii	The services of a Green Building Consultant should be retained.
18	DOORS	i	Door, Frame and Hardware should be cleaned every week by dry cloth
		ii	Door should be opened and closed at least twice a week
		iii	Painting/ Polishing work should be done in every 2 years or if required early by observing the paint quality
		iv	Room should be cleaned by anti infective floor cleaner at least twice a week
		v	Door/ frame should not be fixed in an open area where direct sunlight or water effect is prominent
		vi	Bathroom Floor near door should be kept dry and proper ventilation should there in the bathroom
		vii	Polish should be done by professional polisher and branded materials should be

			used to avoid blistering
		viii	Door/ Frame should be painted by using oil based primer 2 coats +putty as required + 2 coats of paint
UNIT INTERNAL MAINTENANCE RULES			
19	INSTALLATION OF AIRCONDITIONER	i	Should be installed at pre-designated point.
		ii	In case of leaking pipes to get the same repaired immediately.
		iii	All wires should be passed through ducts.
		iv	Open wiring outside the walls is not allowed.
		v	No core cutting should be done in beams or columns or slabs for ducting purposes.
		vi	Inverters must be mounted on a firm level surface.
20	COOKING GAS	i	Ensure proper ventilation and follow norms laid down by Gas agency.
		ii	Children should not operate any equipment.
		iii	Gas cylinder installation should be carried out by Gas supply agency.
		iv	Do not accept a gas cylinder with safety cap broken.

		v	The cylinder or the gas hose pipe should be placed away from heat source.
		vi	Turn the regulator to 'OFF' position when Gas not in use.
		vii	Periodically check the gas valve, hose pipe condition for any leak.
		viii	Change the gas pipe(rubber tube) every six months.
		ix	In case of Gas leakage, do not switch on or off any electrical device as it can trigger a spark. Open the doors and windows to allow the gas to dissipate and call for help immediately.
21	CCTV OF INDIVIDUAL BUNGALOW	i	Ensure that the Camera lens is clean;
		ii	Illegal filming of others using the camera is legally prohibited.
		iii	A notice that the premises is under CCTV surveillance should be displayed.
22	DISH TV OF INDIVIDUAL FLATS/UNITS	i	The Antenna should be installed at the pre-designated point recommended by the Promoter
		ii	The wire should be passed through the wiring duct.
23.	PLUMBING	i	Keep the toilets, Bathrooms, Kitchen sinks clean by using

			recommended cleaning product, thus avoiding damage to the cleaning system.
		ii	Separately dispose sanitary napkins, tampons, disposable nappies, baby wipes, cotton wools, etc and do not drain them down the toilet.
		iii	Ensure that metals, wood, medicines, glue, plastic or any hard substance is not pushed down the drain.
24	MATTERS THAT NEED PERMISSION FROM FIRE SAFETY DEPARTMENT	i	Changes in Pipeline Changes in gas pipe line Changes in Fire fighting Equipment Changes in Smoke Detectors
25	MATTERS THAT NEED PERMISSION FROM GOVERNING BODY OF COMPLEX	i	Changes to entry to your house Renovation to be done Pest treatment Installing TV Antenna Putting grill in balcony Putting security door outside the entrance Installing temporary cover on roofs

ANNEXURES

ANNEX-A	Copy of the proposed layout plan and the proposed
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	building/phase/wing plan showing future proposed development as disclosed by the Promoter in his registration
<u>ANNEX-B</u>	Copy of the clear Block Plan showing the Project(phase/wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the allottee.
<u>ANNEX-C</u>	Copy of Floor plan of the said Row House/Bungalow
<u>ANNEX-D</u>	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

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 Owner(s).....

At..... on in the presence of:

- 1.
- 2.

SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter at _____ in the presence of :

- 1.
- 2

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: at _____ in the presence of :

- 1.

- 2

