

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“Agreement”) executed on this _____ day
of _____,2018

By and Between

- 1.1. **Overgrow Vyapaar Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC190205**), having its registered office at 19, Synagogue Street, 7th floor, Room no. 710, Kolkata-700001, Police Station Burrabazar, PO . Kolkata GPO (**PAN AABCO8345A**)

- 1.2. **Jagvandana Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2012PTC189542**), having its registered office at 27, Biplabi Trailakya Maharaj Sarani, ,Kolkata-700001, Police Station Hare Street Post Office Belgharia Head PO (**PAN AADCJ0950G**)

- 1.3. **Exulting City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191209**), having its registered office at 27, Brabourne Road , Narayani Building , 3rd Floor,Room no 310 Kolkata-700001, Police Station Cyber PS, Post Office . Kolkata GPO (**PAN AADCE3117A**)
- 1.4. **Shivbhakti Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2012PTC183688**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia, Post Office Belgharia Head P.O (**PAN AATCS0599J**)
- 1.5. **Royalpet Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191210**), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd floor,Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (**PAN AAGCR3072C**)
- 1.6. **Swarnsathi Merchants Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC191130**), having its registered office P-12, New Howrah Bridge Approach Road, 3rd floor,Room no 309, Kolkata-700001, Police Station Burrabazar, Post Office Kolkata GPO (**PAN AATCS0598K**)
- 1.7. **Swarmahal Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC191129**), having its registered at P-12, New Howrah

Bridge Approach Road, 3rd floor, Room no 309, Kolkata-700001, Police Station Burrabazarr, Post Office Kolkata GPO (PAN AATCS0600E)

- 1.8. **Shivaasha Dealer Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U51909WB2013PTC191127), having its registered office at at P-12, New Howrah Bridge Approach Road, 3rd floor, Room no 309, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (PAN AATCS0596H)
- 1.9. **Unlimited Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U70102WB2013PTC191071), having its registered office at 19, Synagogue Street, 7th Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (PAN AABCU5550H)
- 1.10. **Laxmidhan Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74140WB2012PTC183424), having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (PAN AACCL3146R)
- 1.11. **Dhanprayog Tradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74999WB2012PTC183420), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajput Rai Sarani (PAN AAECD3487F)

- 1.12. **Fane City Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191048**), having its registered office at 252 A, Picnic Garden Road, 2nd Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (**PAN AACCF1442J**)
- 1.13. **Liabe Constructions Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191069**), having its registered office at 252 A, Picnic Garden Road, 2nd Floor, Flat -204, Kolkata- 700039, Police Station & Post Office Tiljala (**PANAACCL4326P**)
- 1.14. **Campaign Construction Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191044**), having its registered office at 27, Biplabi trailakya Maharaj Sarani, Narayani Building , (Brabourne Road), 3rd floor, Room no. 310, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO (**PANAAFCC1655F**)
- 1.15. **Neelsimana Suppliers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC189799**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia Post Office Belgharia Head P.O (**PANAAECN2973N**)
- 1.16. **Durable Real Estate Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN**

U70102WB2013PTC191046), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Cyber PS, Post Office Kolkata GPO (PAN AAECD5661R)

- 1.17. **Neelsimana Barter Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U51909WB2013PTC189800**), having its registered office at 53/4, Priya Nath Midya Road, Kolkata-700056, Police Station Belgharia Post Office Belgharia Head PO (PAN AAECN2974M)
- 1.18. **Swetang Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC182159**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office Lala Lajput Rai Sarani (PAN AARCS8534M)
- 1.19. **Choiceforce Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74900WB2013PTC190515**), having its registered office at 19, Kalidas Lahiri Lane, 3rd Floor, flat- E, Kolkata-700036, Police Station Chithir, Post Office Kalighat (PANAAFCC2101G)
- 1.20. **Endurance City Projects Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U70102WB2013PTC191047**), having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Cyber PS, Post office Kolkata GPO (PAN AADCE3036G)

- 1.21. **Laxmidhan Tradecom Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC181656**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post Office Lala lajput Rai Sarani (**PAN AACCL3145N**)
- 1.22. **Renew Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70109WB2012PTC184015**), having its registered office at P-12, New Howrah Bridge Approach Road, 3rd Floor, Room no. 309, Kolkata- 700001, Police Station Burrabazar, Post office Kolkata GPO (**PAN AAFCR9696H**)
- 1.23. **Goodshine Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74140WB2012PTC183422**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (**PAN AAECG8379B**)
- 1.24. **Dhanprayog Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC181581**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (**PAN AAECD3455B**)
- 1.25. **Gajrup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN**

U74920WB2012PTC182984), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore Post office Lala Lajput Rai Sarani (**PAN AAECG8301P**)

- 1.26. **Geranium Tradelink Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC182986**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post office Lala Lajput Rai Sarani (**PAN AAECG8383K**)
- 1.27. **Aadrika Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC183417**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajput Rai Sarani (**PAN AAKCA7897G**)
- 1.28. **Durvish Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC183121**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, , Post office Lala Lajput Rai Sarani (**PAN AAECD3456C**)
- 1.29. **Dhanaashaa Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC191123**), having its registered office at 19, Synagogue Street, 7th Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar , Post Office Kolkata GPO(**PAN AAECD6444Q**)

- 1.30. **Linkrose Vanijya Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U51909WB2013PTC189879**), having its registered office at 252 a, Picnic Garden road, 2nd Floor, flat no- 204,, Kolkata-700039, Police Station & Post Office Tiljala (**PAN AACCL4781A**)
- 1.31. **Zinnia Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191063**), having its registered office at 19, Synagogue Street, 7th Floor, Room no. 710, Kolkata-700001, Police Station Burrabazar Post Office Kolkata GPO(**PAN AAACZ6434G**)
- 1.32. **Renew Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70109WB2012PTC183770**), having its registered office at P-12, New Howrah Bridge Approach Road , 3rd Floor, Room no.309, Kolkata-700001, Police Station Bowbazar Post Office Kolkata GPO (**PAN AAFCR9571B**)
- 1.33. **Kalashdhan Plot Managers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74900WB2013PTC190358**), having its registered at 252 A, Picnic Garden Road, 2nd Floor, Flat no. 204, Kolkata-700039, Police Station & Post Office Tiljala (**PAN AAFCK1085K**)
- 1.34. **Samundar Advisors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN**

U74140WB2012PTC181657),having its registered office at 17, Shyama Prasad Mukherjee Road Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO(**PAN AARCS8540B**)

- 1.35. **Beatitude Housing Developers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U70102WB2013PTC191174**), having its registered at 27, Biplabi Trailakya Maharaj Sarani , Narayani Building,(Brabourne Road0 3rd Floor, room no. 310 Kolkata-700001, Police Station Burrabazar, Post office Belgharia Head PO (**PAN AAFCB3993D**)
- 1.36. **Shivangan Distributors Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC183072**), having its registered office at 17, Shyama Prasad Mukherjee Road, Ground Floor,Kolkata- 700025 Police Station Bhowanipore , Post office Southern Market PO(**PAN AARCS8264N**)
- 1.37. **Samundar Retails Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC182151**), having its registered office at 17, Shyama Prasad Mukherjee Road,Ground Floor, Kolkata- 700025 Police Station Bhowanipore Post office Southern Market PO (**PAN AARCS8673D**)
- 1.38. **Riddhiman Shoppers Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (**CIN U74999WB2012PTC181580**), having its registered office at 17, Shyama

Prasad Mukherjee Road, Ground Floor, Kolkata- 700025 Police Station
Bhowanipore Post office Southern Market PO (PAN AAFCR9986G)

- 1.39. **Yashmit Sales Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74999WB2012PTC183161), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAACY5600K)
- 1.40. **Yashmit Mercantile Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74999WB2012PTC183109), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAACY5599F)
- 1.41. **Tricky Merchandise Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74999WB2012PTC181455), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AAECT3430G)
- 1.42. **Swetang Commerce Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN U74999WB2012PTC182160), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN AARCS8541A)

- 1.43. **Tricky Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183162**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAECT3429P**)
- 1.44. **Dayaswarup Commodeal Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183106**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAECD3458N**)
- 1.45. **Aadrika Commercial Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC183414**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AAKCA7898K**)
- 1.46. **PGE Info Solution Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U72300WB2005PTC106081**), having its registered office on 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (PAN **AADCP7686H**)
- 1.47. **Vamadev Agencies Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 & 2013 (CIN **U74999WB2012PTC182152**), having its registered office on 2nd Floor, 6A,

Elgin Road, Kolkata-700020, Police Station Bhowanipore, Post Office – Lala Lajpat Rai Sarani (**PAN AAECV1391G**)

All 1.1 to 1.47 being represented by their constituted attorney **Primarc-Riya Projects LLP** a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 , having its registered office at 6A, Elgin Road, 2nd floor, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhowanipore, Kolkata – 700 020, having (PAN. **AAPFP0657F**), duly represented by its authorised signatory **Mr.** _____, having PAN_____ son of Mr. _____, by faith – Hindu, by occupation – Private Service, by nationality – Indian, of _____ duly authorised vide resolution dated ___ day of _____, 20___ (collectively **Owners**, include successors-in-interest)

And

Primarc-Riya Projects LLP, a Limited Liability Partnership firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 2nd Floor, 6A, Elgin Road, Kolkata-700020, Police Station Bhowanipore , Post Office – Lala Lajput Rai Sarani (**PAN AAPFP0657F**), represented by its authorized signatory [■], **son of [■] , by faith [■] , having PAN [■] , residing at [■]** duly authorized by the partners of the LLP in terms of the authority letter, dated _____, hereinafter referred to as the “**Developer**”(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said LLP, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assignees).

The “Owners” and “Developer” shall hereinafter, collectively, be referred to as the “Promoter”

And

[If the Allottee is a Company]

_____ LTD (PAN _____), (CIN no. _____) a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, represented by its authorized signatory, _____, (Aadhar 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, _____, (Aadhar no. _____) 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 Partnership, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and a Partnership).

[OR]

[If the Allottee is an Individual]

Mr./Ms. _____, (Aadhar no. _____) son /daughter

of _____, aged about _____ residing at _____, (PAN _____), hereinafter called the “ALLOTTEE” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the allottee’s heirs, executors, administrators, successors-in-interest and permitted assigns).

(Repeat above for Joint Allottees, if any)

[OR]

[if the Allottee is an LLP]

_____ LLP, (PAN _____) a Limited Liability Partnership having its principal place of business at _____, (PAN _____), represented by its authorized signatory _____, Aadhar no. _____, PAN _____, duly authorized vide meeting dated _____, 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 are partners for the time being of the LLP and/or the Partner’s legal heirs, executors administrators, successors-in-interest and permitted assigns)

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar 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” of the FOURTH PART (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and the irrespective heirs, executors, administrators and permitted assigns).

DEFINITIONS:

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

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

WHEREAS:

- A.** The Owners are the absolute and lawful owners of the property more fully described in Part I of the First Schedule hereto, (Total Land) which was purchased by the Owners from time to time. The particulars of title of the purchased land more fully described in the Second Schedule hereto (Devolution of Title).

- B.** By a Development Agreement dated 11th February, 2014 and registered in the Office of the Additional Registrar of Assurances-III, Kolkata in Book No. I, CD Volume No. 3, Pages from 3642 to 3671, being Deed No. 01276 for the year 2014 (Development Agreement), made between the Owners and the Developer, the Owners appointed the Developer as the Developer for developing and commercially exploiting the Said Total Land by constructing the Said Phase I, thereon and selling various flats/spaces (collectively Flats) Commercial Units and parking spaces (collectively Parking Spaces) therein

(such construction and sale collectively Project) on the terms and conditions recorded therein.

- C.** The Owners have also granted a Power of Attorney dated 6th July, 2015, and registered as Deed No. 190304125 for the year 2015 under Book No. IV, Volume No. 1903-2015, Pages from 33766 to 33841 at the office of the Additional Registrar of Assurances III, Kolkata;
- D.** The Total Land is intended for the purpose of development of an integrated housing and commercial project, thereon named as “AURA” comprising of residential apartments, commercial units and other spaces and common areas intended to be constructed in several phases,(“**Project**”).
- E.** The Promoter has caused a plan being 1221 per dated 16.07.2018 sanctioned by the Bhadreswar Municipality for construction of 4 blocks of residential cum commercial units (the “**said Plan**”) on a portion of the Total Land. Out of the currently sanctioned area of 4 Blocks, the Promoter intends to commence construction and marketing of 3 numbers of blocks comprising of G+8 floors in Block 1 of residential cum commercial Units and G+9 floors in Block 2 & 3 of residential units on more or less 90 Cottahas 14 Chittacks 37 sq. ft being a portion of the Total Land (“**Phase I**”) with provisions for common areas, amenities and facilities to be used in common by all occupants of the all Phases/ entire Project/ Total Land in due course. The said Phase I is more fully described in **Part II** of the **First Schedule** hereto.
- F.** The Promoter intends to take up construction and development of the 4th block to which the said Plan also relates as well as other phases of the entire Project/ Total Land in due course as per the said Plan and/or as per further plans to be

sanctioned in due course and commercial feasibility and viability of development of such other phases in future.

- G.** It is clarified that this agreement relates only to the Commercial portion of the Phase I.
- H.** The Promoter is fully competent to enter into this Agreement and all legal formalities with respect to the right, title and interest of the Promoter regarding the said Land for the Phase of development to which this Agreement relates is to be constructed, have been completed.
- I.** The Promoter agrees and undertakes that it shall not make any changes to the Plan of Phase I, except in strict compliance with the provisions of the Act and other laws as applicable;
- J.** The Promoter has registered the Phase I of the Total Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on the ___ day of ___ under registration no. _____.
- K.** The Allottee has applied for allotment of a shops/units/office/show room in the Phase I under development vide application No. [■] dated [■] and has been allotted Unit No.[■]having carpet area of [■] (_____) square feet, more or less, on the[■]floor in Block No _____,in the building named “AURA” (the “BUILDING”) along with [■]Nos. covered parking/open parking No./Two Wheeler Parking[■] admeasuring [■] (_____) square feet, more or less, with pro rata share right in the Common Areas of the entire Project, which Common Areas is defined the **THIRD SCHEDULE** hereunder written and/or as defined under clause (m) of Section 2 of the Act to the extent applicable to the Project “UNIT)

- L.** The Parties have gone through all the terms and conditions set out in this Agreement and have understood the mutual rights and obligations detailed herein and have understood that the said Allottee's right is limited to the Commercial Space of the Project
- M.** The parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications, etc., applicable to the Project and the said Phases
- N.** The Parties have clearly understood that registration of this agreement is mandatory as prescribed under the provisions of the Act and the Parties will comply with this mandatory requirement. In case of failure and/or non-compliance of this mandatory requirement by the Parties or any of them, then, and in such event, this Agreement shall be deemed to have been cancelled and the consequences arising out therefrom as mentioned elsewhere in this Agreement will follow.
- O.** The Allottee has been made aware and has unconditionally agreed that the occupants of apartments in other phases of the entire 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/ co owners of the entire Project, who shall be entitled to enjoy all such common amenities and facilities of the Project which are so intended by the Promoter for use of the occupants of other parts/phases of the Project (**Project Common Areas, Amenities and Facilities**).
- P.** 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;

Q. 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 said UNIT, as specified in para “K” above in the manner mentioned below.

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 Promoters agree to sell to the Allottee and the Allottee hereby agrees to purchase, the Said Unit as more fully described in the **FOURTH SCHEDULE** herein below.

1.2 The Total Price for the Said Unit based on the carpet area of the Said Unit is Rs._____-/- (Rupees ___ only) as per the details given in **Part-I** of the “**FIFTH SCHEDULE**” hereunder written (the “**TOTAL PRICE**”)

The Total Price has been arrived at in the following manner:

Sl. No.	Description	Rate	Per	Amount (In
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		Square Feet (In INR)	INR)
A.	Unit Price: a) Cost of Said Unit b) Proportionate cost of Common Areas. <hr/>	[Please specify square feet rate]	[Please specify total]
	c) Covered/Open Parking/Two Wheeler Parking <hr/> Sub-Total		<hr/>
B.	Other Charges: (a) Proportionate share of costs, charges and expenses of Generator @ Rs.138/- per sq. ft (0.75KVA for 2BHK and 1KVA for 3BHK) (b) Proportionate share of installation of Transformer and electricity charges calculated @ Rs 172/- per sq. ft. (c) Contribution for becoming Member of the Association.	2	<hr/>
			(c) Rs.2500/- (Twenty Five Hundred)

	(d) Legal/documentation Charges per Unit. (e) Interest Free advance common area maintenance charges* for 12 months @ Rs. 54/- per Sqft to be paid as per notice of possession. <hr style="width: 20%; margin-left: auto; margin-right: auto;"/> Sub-Total	(d) Rs. 15,000/- (Fifteen Thousand)
C	Total GST (Goods and Service Tax)	<hr style="width: 20%; margin-left: auto; margin-right: auto;"/>
	Total Price (A + B+C)	

In addition to the aforesaid Total Price, the following charges shall be paid at actuals/or as mentioned by the Promoter as per payment schedule:

- (a) Cost of Electric Meter;
- (b) Stamp Duty/Registration Charges/Commissioning charges and other Incidental Expenses;
- (c) Charges for mutation and separate assessment of the Said Unit mutation fee, if any, and other miscellaneous charges and incidental charges in relation to the mutation;
- (d) Interest Free Sinking Fund @ Rs 43/- per sq. ft. amounting to Rs _____.

Notes:

*

Interest Free advance common area maintenance charges has been calculated on a proposed estimated cost and may vary as per actuals at the time of possession.

The above-mentioned Advance common area maintenance and Sinking Fund shall be taken by the Promoter in the name of the interim body/Association and on its behalf, if such body formed by the time the payment is taken and of not then in the name of the Promoter. The sinking fund, if taken by the Promoter in its own name, shall be transferred by the Promoter to the association of the apartment owners upon its formation.

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Said Unit.
- (ii) The Total Price above includes taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Said Unit to the Allottee and the Project to the association of allottees after obtaining the completion certificate.

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change / modification.

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the said Phase (as may be extended) the same shall not be charged from the Allottee.

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified

therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.

(iv) The Total Price of Said Unit includes recovery of price of land, cost of construction of not only the Said Unit but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the Said Unit, lift, water line and plumbing, tiles, doors, windows, fire detection and fire fighting equipment in the Common Areas, maintenance deposits and other charges as mentioned in clause 1.2 above and includes cost for providing all other facilities, amenities and specifications to be provided within the Said Unit and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, costs/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 extended) the same shall not be charged from the Allottee.

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Part-II** of the **FIFTH SCHEDULE** hereto (the “**PAYMENT PLAN**”).
- 1.5 It is agreed that the Promoter shall not make any additions and/or alterations in the sanction plans, lay-out plans and specifications and the nature of fixtures, fittings and amenities described herein in **SIXTH SCHEDULE** (which shall be in conformity with the advertisement, prospects etc on the basis of which sale is effected) in respect of the Said Unit without the previous written consent of the Allottee, as per the provisions of the Act, provided that, the Promoter may make such minor additions or alterations, as may be required by the Allottee or such minor changes or alteration as per the provisions of the Act.
- 1.6 The Promoter shall confirm to the Allottee the final carpet area of the Said Unit that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate (or such other certificate by whatever name called is issued by the competent authority) is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area, then the Promoter shall refund the excess money paid by the Allottee within 45 (forty five) days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is an increase in the carpet area, which is not more than three percent of the carpet area of the Unit allotted to the allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **PART-II** of the **FIFTH SCHEDULE**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this

Agreement.

1.7 Subject to para 10.3 below the Promoter agrees and acknowledges, that the Allottee shall have the right to the Said Unit, as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Said Unit;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of the Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use all Common Areas along with other occupants, maintenance staff etc. of the said Phase /Project, without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act.
- (iii) The computation of price of the Said Unit includes recovery of price of land, construction of (not only the Said Unit but also) the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Said Unit, lift, waterline and plumbing, finishing with tiles/mosaic flooring, (as agreed) doors, windows, fire detection and fire fighting equipment, (only to the extent, as required under the relevant law(s)) in the common areas, maintenance charges as per para 12 etc and includes cost for providing all other facilities, amenities and specifications to be provided within the Said Unit and the Project

(iv) The Allottee has the right to visit the Project site to assess the extent of development of the Project and the Said Unit, as the case may be.

(v) The computation of the price of the Said Unit also includes the cost of the garage/covered parking/ /open parking/ two wheeler parking etc, if any, allotted to the Allottee by the Promoter, and as mentioned in the **FOURTH SCHEDULE** hereto.

1.8 It is made clear by the Promoter and the Allottee agrees that the Said Unit along with the covered parking/open parkingTwo wheeler parking, as the case may be, (if any, allotted to the Allottee by the Promoter and as so mentioned in the **FOURTH SCHEDULE** hereto) shall be treated as a single indivisible unit for all purposes. It is agreed that the Phase I is an independent self-contained Project covering the Said Land and is not a part of any other Project or zone and shall not form a part of and/or linked/combined with any other Project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that the Allottee's right to the common area of the Phase I is limited to the Commercial Portion of the Project and as given herein..

1.9 The Promoter agrees to pay all outgoing before transferring the physical possession of the Unit to the allottees, which the Promoter has collected from the allottees (including the Allottee herein) for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other

encumbrances, and such other liabilities payable to competent authorities, banks(s) and financial institutions which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by the Promoter from the allottees, (including the Allottee herein) or any liability, mortgage loan and interest thereon before transferring the apartments respectively to the allottees, then, and in such event, 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 proceeding which may be taken therefore by such authority or person.

- 1.10 The Allottee, has paid a sum of Rs, _____ (Rupees _____ only) as booking amount, being part payment towards the Total Price of the Said Unit at the time of application, the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Said Unit as prescribed in the Payment Plan (**Part-II** of the **FIFTH SCHEDULE** hereunder written) as may be demanded by the Promoter within the time and in the manner specified therein.

Provided that if the Allottee delays in payment towards any amount, which is payable, the Allottee shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement, the Allottee shall make all payments and the Promoter abiding by the construction milestones, on written demand/email by the Promoter, within the stipulated time as mentioned in

the Payment Plan or otherwise, through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favour of '**Primarc-Riya Projects LLP** , payable at Kolkata or in the manner mentioned in the said demand/email. . Outstation cheques shall not be accepted. Further, on dishonour of a cheque on any ground whatsoever, the Allottee shall be liable to pay to the Promoter a charge of INR 500/- (Indian Rupees Five hundred) plus applicable taxes, for every such dishonour.

3. COMPLIANCE OF LAW RELATING TO REMITTANCES:

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on Allottee's part to comply with the applicable guidelines issued by the Reserve Bank of India, the Allottee 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 4.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the commercial 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 Unit applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by the Allottee under any head(s) of dues against lawful outstanding of the Allottee against the Said Unit, if any, in the Allottee's name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the Phase I as disclosed at the time of registration of the Project with the Authority and towards handing over the Said Unit to the Allottee and the Common Areas to the association of allottees or the competent authority, as the case may be.

4 **6. CONSTRUCTION OF THE PHASE I/SAID UNIT:**

The Allottee has seen and accepted the proposed layout plan of the Said, and the floor plan as also shown in **Annexure-A**, specifications, amenities and facilities of the Said Unit/Phase as mentioned in the **SIXTH SCHEDULE** hereto and have accepted the same which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms of 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 Municipality and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE SAID UNIT:

7.1 Schedule for possession of the Said Unit - The Promoter agrees and understands that timely delivery of possession of the Said Unit to the Allottee and the Common Areas to the association of allottees is the essence of the Agreement. The Promoter assures to hand over possession of the Said Unit along with the right to use with all specifications, amenities and facilities of the Phase I in the Project on 31.12.2018, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project (the “**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 Unit , provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the said Phase I of the Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that the Allottee shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) from the competent authority shall within a maximum period of fifteen days from such date (the “**NOTICE OF POSSESSION**”) offer in writing the possession of the Said Unit, to the Allottee in terms of this Agreement by sending the notice of such offer by speed post/e-mail calling upon the Allottee to take possession of the Said Unit within a maximum of forty five days from the date receipt of the said Notice Of Possession by the Allottee (the “**POSSESSION DATE**”) Provided that the conveyance deed of the Said Unit in favour of the Allottee shall be executed and registered by the Promoter (subject however to the Allottee making all payments as mentioned in the **FIFTH SCHEDULE** hereto and taking possession of the Said Unit in terms of the Notice Of Possession and making payment of the stamp duty, registration charges and

legal charges to the Promoter as per requisition of the Promoter No.2) within three months from the date of issue of occupancy certificate as provided by the relevant laws in West Bengal. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter /association of allottees, as the case may be after the issuance of the completion certificate for the Phase I. The Promoter shall hand over a copy of the occupancy certificate (or such other certificate by whatever name called issued by the competent authority) of the said Phase of the Project Unit, as the case may be, to the Allottee at the time of conveyance of the Said Unit in favour of the Allottee.

7.3 Failure of the Allottee to take Possession of Said Unit - Upon receiving the Notice Of Possession from the Promoter, as per para 7.2, the Allottee shall take possession of the Said Unit from the Promoter within the Possession Date by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Unit to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, and/or even after the expiry of the Possession Date, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 Possession by the Allottee - After obtaining the occupancy certificate or such other certificate by whatever name called issued by the competent authority, and handing over physical possession of the Said Unit to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including for Common Areas, to the

association of allottees or the competent authority , as the case may be, as per local laws i.e, the West Bengal Said Unit Ownership Act, 1972, as amended up to date which provides for submission of the property comprised within the Project within three years from the date of completion certificate issued by the competent authority and to have the association of allottees formed in the manner provided in the Act.

7.5 Cancellation by Allottee –

The Allottee shall have the right to cancel/withdraw his/ her/ its allotment in the Project as provided in the Act.

Provided that, where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein shall be entitled to forfeit the Booking Amount paid for the allotment, along with the interest liabilities, and together with deduction of such other tax/levy as may be applicable at the time of such withdrawal by the Allottee. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 (forty five) days of such cancellation. Such refund shall be made without any interest or compensation and all charges and expenses that may be incurred by the Promoter in making such refund shall be borne by the Allottee.

Upon withdrawal or cancellation of allotment by the Allottee under this Agreement, the Promoter shall have the right to re-allot the Said Unit to any third party thereafter and the prior allotment in favour of the Allottee will stand cancelled. All rights of the Allottee under any allotment letter issued or this Agreement shall also stand terminated.

7.6 Compensation –

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the Said Land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Said Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1. or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act or for any other reason, the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Said Unit, along with interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules within 45 (forty-five) days of it becoming due. Provided That where the Allottee does not intend to withdraw from the Project, the Promoter There are no encumbrances upon the Said Land or the Project except shall pay the Allottee interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules for every month of delay, till the handing over of the possession of the Said Unit, which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

Provided That where the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules for every month of delay, till the handing over of the possession of the Said Unit, which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

8. REPRESENTATION AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represent and warrant to the Allottee as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the Said Land and absolute, actual, physical and legal possession of the Said Land for the said Phase of the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Phase of the Project;
- (iii) There are no encumbrances upon the Said Land or the said Phase of the Project except that the Promoter has taken a loan from _____ against security of the Said Land and the construction having already been made and/or being made. The Promoter shall cause the said bank(s)/financial institution(s), if necessary, to issue no objection letter in favour of the Allottee/Purchaser to enable the Allottee/Purchaser to take loan from any bank or financial institution for financing the purchase of the Said Unit and the Promoter further undertake that the Promoter shall cause the said bank(s)/financial institution(s) to release the Said Unit from the mortgage created by the Promoter on or before the Promoter executing the deed of conveyance of the Said Unit in favour of the Allottee/Purchaser and the Allottee/Purchaser will get the title of the Said Unit free from all encumbrances.
- (iv) There are no litigations pending before any Court of law or Authority with

respect to the Said Land, Project or the Apartment save and except WP NO. 316 of 2018 which is an untenable claim made by persons wrongfully interpreting the Urban Land_(Ceiling and Regulation) Act, 1976__ which the Promoter is defending as per the advice of the advocates and which the Promoter is confident of resolving.

- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Land and Said Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Said Land, building, Said Unit and Common Areas;
- (vi) The Promoters have the right to enter into this Agreement and have 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 Promoters have 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 Land, including the said Phase of the Project and the Said Unit which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoters confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Unit to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall

handover lawful, vacant, peaceful, physical possession of the Said Unit to the Allottee and the Common Areas to the association of allottees, or the competent authority, as the case may be.

- (x) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Land;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the completion certificate has been issued and possession of Unit or building, as the case may be, along with Common Areas (equipped with all the specifications, amenities and facilities as mentioned in the **SIXTH SCHEDULE** hereto) has been handed over to the Allottee and the association of allottees or the competent authority, as the case may be.
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter No.2 in respect of the Said Land and/or the Project.

9. COVENANTS & RIGHTS OF THE ALLOTTEE

- 9.1 The Allottee, with the intention to bring all persons into whosoever's hands the Said Unit may come, hereby covenants and agrees with the Promoter as follows:

- 9.1.1 that the Allottee shall observe, perform and fulfil the covenants, stipulations, restrictions and obligations required to be performed by the Allottee herein, including but not limited to those mentioned in the **SEVENTH SCHEDULE** hereunder written
- 9.1.2 that the Allottee has the financial and other resources to meet and comply with all financial and other obligations under this Agreement, punctually and in a timely manner;
- 9.1.3 that, on and from the Possession Date, the Allottee shall at all times make timely payment of the proportionate Common Charges and Expenses to the Promoter or the Association, as the case may be, in the manner and at such intervals and at such rates as may be decided by the Promoter or the Association, as the case may be, failing which the Promoter or the Association, as the case may be, shall be entitled to take such action as it may deem fit;
- 9.1.4 that the Common Charges and Expenses of the Commercial shall be proportionately divided amongst the co-buyers and/or co-occupiers of the Project, in such manner as may be decided by the Promoter or the Association, as the case be, from time to time in this regard;
- 9.1.5 that the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges, including but not limited to the Common Charges and Expenses as determined and thereafter billed by the Promoter or the Association, as the case maybe, and performance by the Allottee of all his/her/its obligations in respect of the terms and conditions specified by the Promoter or the Association, as the case maybe, from time to time;
- 9.1.6 that the Allottee shall bear and pay all the municipal taxes, rates, levies, surcharge, deposits including security deposits, assessments, together with

interest thereon and all other outgoings (hereinafter referred to as “**Outgoings**”) related to the Said Unit on and from the Possession Date. However, so long as the Said Unit is not separately assessed for municipal taxes, rates, levies surcharges and other outgoings, the Allottee shall be liable to and will pay his/her/its proportionate Outgoings attributable to the Said Unit to the Promoter or the Association, as the case may be. Further, on and from the Possession Date, the Allottee shall be liable to pay proportionately all Outgoings for the Common Areas on the basis of bills to be raised by the Promoter or the Association, as the case may be, such bills being conclusive proof of the liability of the Allottee in respect thereof;

- 9.1.7 that the Allottee shall be liable and responsible at its own cost and expenses to apply for and obtain the mutation of the Said Unit in the records of the concerned authorities within a period of three (3) months and shall keep the Promoters indemnified against any loss, claims and/or demand that may be incurred by or may arise against the Promoters due to non-fulfilment and/or non-observance of this obligation by the Allottee;
- 9.1.8 that the Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter or the Association;
- 9.1.9 that wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Co-buyers in the Project, the same shall be in the proportion which the Carpet Area of the Said Unit bears to the total Carpet Area of all the Unit in the Phase I;
- 9.1.10 that the Allottee shall grant and shall ensure that the Association shall grant to the Promoters, the Co-buyers and/or Co-occupiers of the Project and all their

successors-in-interest/title unfettered and perpetual easements over, under and above all Common Areas;

9.1.11 that the Allottee shall use the Said Unit or any part thereof or permit the same to be used only for Commercial purposes. Further, the Allottee shall use the garage or parking space allotted to them only for the purpose of keeping or parking vehicles;

9.1.12 that the Allottee agrees that the Promoter and the Association, shall have the right of unrestricted access to all Common Areas, garages/parking spaces and other areas of the Project, for providing necessary maintenance services and/or carrying out electrical, plumbing and other works either over-ground or under-ground, as may be required for the Project, and the Allottee agrees to permit the Promoter and the Association to enter into the Said Unit 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;

9.1.13 that the Allottee hereby accepts not to alter, modify or in any manner change (1) the elevation and exterior colour scheme of the Said Unit and the Building; (2) design and/or the colour scheme of the windows, grills and the main door of the Said Unit; and/or (3) the common lobby; and the Allottee shall not block the common lobby by installing/fixing shoe racks and/or install/fix tiles in the balcony; also the Allottee shall not change or cause to be changed the location designated for the outdoor units of AC other than specified locations.

9.1.14 that the Allottee hereby accepts not to alter, modify or in any manner change the structure or any civil construction in the Said Unit and the building.

9.1.15 that the Allottee hereby also accepts not to sub-divide the Said Unit and the Common Areas, under any circumstances;

9.1.16 that the Allottee hereby also accepts not to change/alter/modify the name of the Building from that mentioned in this Agreement; and

9.1.17 that the Allottee hereby accepts, confirms and declares that the covenants of the Allottee as contained in this Agreement shall (A) run perpetually; and (B) bind the Allottee and his/its successors-in-title or interest and that the Allottee shall be responsible for any loss or damages arising out of breach of any of the conditions contained in this Agreement.

10. EVENT OF DEFAULTS AND CONSEQUENCES:

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

- i. The Promoter fails to provide ready to move in possession of the Said Unit to the Allottee with in the time period specified in para 7.1 or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Said Unit shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- ii. Discontinuance of the Promoter business as a developer on account of

suspension or revocation of Promoter registration under the provisions of the Act or the Rules or Regulations made there under.

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

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Unit, along with interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules, within 45 (forty five) days of receiving the termination notice.:

Provided that, where the Allottee does not intend to withdraw from the Project or terminate the Agreement, he/she/it shall be paid, by the Promoter, interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules, for every month of delay till the handing over of the possession of the Said Unit, which shall be paid by the Promoter to the Allottee within 45 (forty five) days of the same becoming due.

10.3 The Allottee shall be considered under condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payment for two consecutive demands made by the Promoter as per the Payment Plan, of any amount due and payable by the Allottee under this Agreement (including his/her/its proportionate share of taxes, levies and other outgoings) despite having been issued notice in that regard. It is further clarified that, reminders and or notices for payment of instalments or notice for rectification of default as per the Payment Schedule shall also be considered as Demand for the purpose of this clause. In such event the Allottee shall be liable to pay to the Promoter interest at the rate of State Bank of India Prime Lending Rate plus 2% (two percent) per annum, as prescribed in the Rules, on all unpaid amounts from the date the amount is payable by the Allottee.

- (ii) Without prejudice to the right of the Promoter to charge interest in terms of Clause 10.3 (i) above, in case the default by the Allottee under Clause 10.3 (i) above continues for a period beyond two consecutive months after notice for rectification of default from the Promoter in this regard, the Promoter, at its own option, may cancel the allotment of the Said Unit in favour of the Allottee and terminate this Agreement and refund the money paid to the Promoter by the Allottee after deducting the Booking Amount and the interest liabilities and after deduction of such other tax/levy as may be applicable at the time of such termination by the Promoter, and this Agreement and any liability of the Promoter shall thereupon stand terminated.

Provided that, the Promoter shall intimate the Allottee about the Promoter's intention to terminate this Agreement by a written notice of at least 30 (thirty) days prior to such termination.

- (iii) On and from the date of refund of the amount as mentioned in Clauses 10.2 and 10.3 (ii) above, as the case may be, this Agreement shall stand cancelled automatically without any further act from the Allottee and the Allottee shall have no right, title and/or interest on the Said Unit, the Project and/or the Said Land or any part or portion thereof, and the Allottee shall further not be entitled to claim any charge on the Said Unit and/or any part or portion thereof, in any manner whatsoever. The effect of such termination shall be binding and conclusive on the Parties.
- (iv) For the avoidance of doubt, it is hereby clarified that the Promoter shall not be held liable, in any manner whatsoever, for any delay in receipt/non-receipt of any refund by the Allottee in accordance with the terms of this Agreement, for any reason, including but not limited to, any delay by the Indian postal authority or due to a change in address of the Allottee (save as provided in this Agreement) or loss in transit.

11. CONVEYANCE OF THE SAID UNIT:

The Promoters on receipt of Total Price of the Said Unit, as per para 1.2 above and as mentioned in the FIFTH SCHEUDLE below from the Allottee, shall execute a conveyance deed and convey the title of the Said Unit (within three months from the date of Completion Certificate or such other certificate by

whatever name called issued by the competent authority but within a maximum period of 3 months from the Date of Completion Certificate) to the Allottee. In case, however, the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in favour of the Allottee till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

12. MAINTENANCE OF THE SAID UNIT/ PROJECT:

Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the Association of Allottees upon the issuance of the completion certificate or such other certificate by whatever name called issued by the competent authority of the Project.

The cost of such maintenance from the date of the Allottee taking over physical possession and/or from the Possession Date, (as mentioned in 7.1 above) whichever is earlier, is payable by the Allottee for the Said Unit proportionately as per the rates to be calculated on per square feet basis (of the carpet area of the Said Unit) and/or in the manner as provided in this agreement and/or as may be so decided by the Promoter and/or the association of allottee, as the case may be FIFTH SCHEDULE.

12.1 INTERIM MAINTENANCE PERIOD

During the interim maintenance period between obtaining of the completion certificate of Project and formation and operationalization of the Association the Promoter shall through itself or through a facility management company

constitute a committee to run, operate, manage and maintain the Common Areas.

12.1.1 The Promoter shall endeavour that the committee responsible for the maintenance and operation of the Common Areas will be required to provide manpower for maintaining the Common Areas, wherever required, and to collect maintenance charges and the user charges for the utilities being provided on “pay by use” basis, if any.

12.1.2 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 as provided in this Agreement. The cost of such maintenance shall be boned and paid by the Allottee proportionately for the Said Unit.

12.1.3 The maintenance and management of Common Areas by the committee will primarily include but not limited to maintenance of water works, common electrical installations, DG Sets, landscaping, driveways, parking areas, lobbies, lifts and staircases, AMC’s etc. It will also include safety and security of the Project such as fire detection and protection and management of general security control of the Said Unit.

12.1.4 The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas shall during the interim maintenance period shall be framed by the Promoter with such restrictions as may be necessary for proper maintenance and all the allottees are bound to follow the same.

12.1.5 After the Common Areas of the Project are handed over to the Association,

the Association may adopt the Rules and the Bye laws framed by the Promoter, with or without amendments, as may be deemed necessary by the Association.

12.2 FORMATION OF ASSOCIATION

12.2.1 The Promoter shall, in accordance with Applicable Laws, call upon the respective apartment owners to form an association (“**ASSOCIATION**”), and it shall be incumbent upon the Allottee to join the Association as a member and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the same. The Allottee shall pay the necessary subscription and/or membership amounts, together with the proportionate costs and expenses for (i) formation of the Association, and (ii) transfer of the Common Areas to the Association, including but not limited to stamp duty and registration costs, if any. The Allottee hereby authorizes the Promoter to take all necessary steps in this connection on his/her/their/its behalf, and further the Allottee shall comply with and/or adhere to all the Applicable Laws and all the rules, regulations, guidelines, etc. formulated from time to time by the Association.

12.2.2 Each Said Unit in the Project shall represent one (1) share, irrespective of the number of persons owning such unit. Further, in the event Said Unit is owned by more than one (1) person, then the person whose name first appears in the nomenclature of this Agreement as the Allottee shall only be entitled to become a member of the Association. In the event

that the Allottee is a minor, the local guardian of such minor shall become a member of the Association. A tenant or licensee of the Allottee shall not be entitled to become a member of the Association.

12.2.3 Upon formation of the Association, the Promoter shall handover the Common Areas, together with the relevant documents and plans pertaining thereto, to the Association within such time period and in such manner as prescribed under Applicable Laws (hereinafter referred to as the “**HANDOVER DATE**”). Save as provided herein, on and from the Handover Date, the Association shall inter alia become liable and responsible for the compliance, subsistence and renewal of all licenses, insurances, annual maintenance contracts and other contracts, guarantees, warranties, obligations etc., as may from time to time have been procured/ obtained/ entered into by the Promoter and the Association shall take the responsibility for proper safety and maintenance of the Project and of upkeep of all fixtures, equipment and machinery provided by the Promoter, and the Promoter shall immediately stand discharged of any liability and/or responsibility in respect thereof, and the Allottee and the Association shall keep each of the Owner and the Promoter fully safe, harmless and indemnified in respect thereof.

12.2.4 The Allottee agrees and undertakes to deposit a non-interest bearing security deposit (as specified in the Payment Plan) with the Promoter, which deposit shall be pooled into a Sinking Fund (“**Sinking Fund**”). The Allottee further agrees and acknowledges that such Sinking Fund shall be handed over to the Association by the Promoter, without any

interest, after adjusting/deducting therefrom all amounts then remaining due and payable by the Allottee and the several Co-Buyers of the Phase I to the Promoter, together with interest thereon. Such amount(s), if any, thus transferred shall be held by the Association on behalf of and on account of the Allottee and the several Co-Buyers of the Phase I inter alia as a sinking fund. The Allottee undertakes to make good and pay to the Association all such amounts that may be deducted/adjusted as aforesaid by the Promoter as due and payable by the Allottee and/or to replenish any shortfalls caused on account of the Allottee. Further, it is hereby agreed that the Promoter shall not be held liable, in any manner whatsoever, for any shortfall in the Sinking Fund due to the above adjustments or otherwise after the handover of the Sinking Fund by the Promoter to the Association and the Allottee and the Association shall jointly and severally keep the Promoter indemnified for the same.

12.2.5 The Allottee acknowledges and agrees to allow the Promoter to adjust any receivables and/ or dues towards the Common Charges and Expenses from the Sinking Fund before the same is handed over to the Association. The Allottee hereby agrees and undertakes to bear all taxes that may be levied on the Promoter on account of making such adjustments and/or on account of the Promoter transferring/handing over the Sinking Fund to the Association. On any such adjustments being made from the Sinking Fund, the Allottee hereby undertakes to make good the resultant shortfall in the Sinking Fund within 15 (fifteen) days of a demand made by the Association with respect thereto.

12.2.6 The Promoter and/or the Association, as the case may be, shall be

entitled to invest the Sinking Fund in such securities and in such manner as the Promoter and/or Association, as the case may be, may think fit and apply the income for the purpose of repairs, maintenance, security and upkeep of the Phase I. Such payment towards the Sinking Fund shall not absolve the Allottee of its obligation to pay the applicable maintenance charges in terms of this Agreement.

12.2.7 The Allottee acknowledges that it/he/she shall be bound by the rules and regulations which may be framed in relation to maintenance and management of the Building and/or the Project by the Promoter or the Association, as the case may be, and in any event, by way of negative covenants, agrees not to act contrary to such rules and regulations which may be framed and/or be made applicable to all the apartment owners or occupiers of the Building and/or the Project.

12.2.8 The Allottee expressly agrees and acknowledges that it is obligatory on the part of the Allottee to regularly and punctually make payment of the proportionate share of the Common Charges and Expenses and further acknowledges that non-payment of the same is likely to affect the maintenance and rendition of the common services, thus affecting the right of the Co-Buyers and/or Co-Occupiers in the Project.

12.2.9 Further, the Allottee agrees and undertakes to pay all necessary deposits/charges to the Promoter or the Association, as the case may be, including the interest free security deposit(s) payable to the concerned statutory bodies/ authorities or other entities, each as may be determined by the Promoter or the Association, as the case may be, each within such

timelines as may be prescribed by the Promoter or the Association, as the case may be.

12.2.10 Without prejudice to the rights available under this Agreement, in the event that any amount payable to the Promoter or the Association is not paid within 2 (two) months from the date of the notice in this regard, the Promoter No 2 or the Association, as the case may be, shall also be entitled to take such further steps as it may reasonably determine for recovery of the said amounts.

13. DEFECT LIABILITY:

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

14.1 The Promoter shall not be liable to rectify any defect occurring under the following circumstances:

14.1.1. If there are changes, modifications or alterations in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the Allottee taking over possession of the Unit, the Promoter will not take any responsibility of waterproofing, cracks or for any defects in

plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;

- 14.1.2 If there are changes, modifications or alterations in electrical lines and wirings after handing over possession of the Unit unto the Allottee, the Promoter will not take any responsibility for any defects in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- 14.1.3 If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not take responsibility of door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
- 14.1.4 If the Allottee after taking actual physical possession of the Unit, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the Unit by making any changes in the Unit, then any defects like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be the responsibility of the Promoter;
- 14.1.5 Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of brick walls and RCC beams and columns. Any such cracks are normal in high rise buildings and need to be repaired from time to time. Any cracks developed for reasons other than as mentioned above the Promoter shall get the same rectified at its own cost;
- 14.1.6 If the materials and fittings and fixtures provided by the Promoter are not being maintained by the Allottee or his / her agents in the manner in which same is required to be maintained;
- 14.1.7 Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and/or in the Unit going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof; and/or

- 14.1.8 If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.
- 14.2 Notwithstanding anything hereinbefore 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 the purported defect in the Unit, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in Clause 8.1 hereinabove.

14. RIGHT TO ENTER THESAID UNIT FOR REPAIRS:

The Promoter /maintenance agency/Association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and open 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 Unit 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.

15. USAGE:

Use of Basement and Service Area: The basement(s) and service areas, if any, as located within the Project shall be earmarked for purposes such as parking spaces and services including but not limited

to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per the Said Plan and/or the sanctioned plan. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association of allottees formed by the Allottees or caused to be formed for the allottees for rendering maintenance services.

16. COMPLIANCE WITH RESPECT TO THE SAID UNIT

16.1 Subject to para 13 above, the Allottee shall, after taking possession, be solely responsible to maintain the Said Unit at the Allottee's own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the Said Unit, 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 Said Unit and keep the Said Unit, its walls and partitions, sewers, drains, pipe and appurtenances there to or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.

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

facade of the building or anywhere on the exterior of the Project or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Said Unit 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 Said Unit.

16.3 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.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Said Unit with the full knowledge of all laws, rules, regulations, notifications applicable to the Phase I.

18. 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 Said Plan has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE:

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

20. APARTMENT OWNERSHIP ACT

The Promoter has assured the Allottee that the Project in its entirety is in accordance with the provisions of The West Bengal Apartment Ownership Act, 1972 as amended up to date and/or other applicable local laws in the state of West Bengal. And the Promoter has duly complied with and/or will comply with all such laws/regulations as applicable.

21. BINDING EFFECT:

Forwarding of this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter No.2 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 as and when intimated by the Promoter. If the Allottee 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 concerned Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not

rectified within 30(thirty) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22. 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 Unit/Project, as the case may be.

23. RIGHT TO AMEND:

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

24. 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 Unit and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

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 as mentioned in the **FIFTH SCHEDULE** hereto

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.

25.1 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 hand every provision.

26. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under 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.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE

WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project, the same shall be the proportion which the carpet area of the Unit bears to the total carpet area of all the Units in the Project.

28. 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.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter Office, or at some other place, which may be mutually agreed between the Promoter No.2 and the Allottee in Kolkata after the Agreement is duly executed by the Allottee and the Promoter simultaneously with the execution the said Agreement shall be registered at the office of the concerned Sub-Registrar at Kolkata. Hence this Agreement shall be deemed to have been executed at Kolkata.

30. 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 PRIMARC-RIYA PROJECTS LLP

6A, Elgin Road, 2nd Floor, PO – Lala Lajpat Rai Sarani and PS Bhawanipore, Kolkata
– 700020

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

31. 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.

32. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the Unit, prior to the execution and registration of this Agreement for Sale for the Unit, shall not be construed to limit the rights and interests of the Allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

33. GOVERNING LAW:

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

34 NOMINATION BY ALLOTTEE WITH CONSENT:

The Allottee admits and accepts that after the Lock in period and before the execution and registration of conveyance deed of the Said Unit, the Allottee will be entitled to nominate, assign and/or transfer the Allottee's right, title,

interest and obligations under this Agreement subject to the covenant by the nominee that the nominee will strictly adhere to the terms of this Agreement and subject also to the following conditions:

(a) **Allottee to Make Due Payments:**

The Allottee shall make payment of all dues, including any interest for delay, to the Promoter in terms of this Agreement, up to the time of nomination.

(b) **Lock-in Period:**

The Allottee cannot nominate in favour of any third party before the expiry of a period of 12 (Twelve) months from the date of this Agreement.

(c) **Prior Written Permission and Tripartite Agreement:**

In respect of any nomination, the Allottee shall obtain prior permission of the Promoter and the Allottee and the nominee shall be bound to enter into a tripartite agreement with the Promoter and the Allottee.

(d) **Nomination Fees:**

The Allottee shall pay a sum calculated @ 2% of the Unit Price or the **Nomination Price** whichever is higher, plus applicable taxes, as and by way of nomination fees to the Promoter. It is clarified that inclusion of a new joint allottee or change of a joint allottee shall be treated as a

nomination. However nomination fees shall not be payable in case of nomination in favour of parents, spouse or children of the Allottee. 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. The Allottee admits and accepts that he shall not be entitled to nominate or assign his rights under this Agreement save in the manner indicated above.

35 DISPUTE RESOLUTION:

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(TOTAL LAND)

PART 1

Land measuring 273 (two hundred and seventy three) cottah 4 (four) chittack, more or less, comprised in R.S. dag Nos. 1097/1228, 1229, 1100, 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898(P) under L.R. Khatian Nos. 4682 to 4421, 4424 to 4428, 4506 and 4542 in Mouza

Mankundu, J.L. No.9, Police Station Bhadreswar, being Municipal Premises No. 183/1, Khan Road, within Ward No.20 of Bhadreswar Municipality, Sub-Registration District Chandannagore, District Hooghly the said land butted and bounded are as follows:-

ON THE NORTH: By Municipal Road known as Khan Road and gifted land for Road in R.S. Dag Nos. 1097/1228(P) corresponding to L.R. Dag No. 898(P) & R.S. Dag No. 1103 corresponding to L.R. Dag No. 900(P)

ON THE SOUTH: By Land belonging to R.S. dag No. 1225 corresponding to L.R. Dag No. 943.

ON THE EAST: By land belonging to R.S. Dag Nos. 1100(P), 1101(P), 1228(P). Corresponding to L.R. dag No. 898(P) & R.S. Dag No. 1227 corresponding to L.R. dag No. 947 & R.S. Dag No. 1136 corresponding to L.R. Dag No. 946 & R.S. Dag No. 1137 corresponding to L.R. Dag No. 945 & R.S. Dag No. 1138 corresponding to L.R. Dag No. 944

ON THE WEST: By land belonging to R.S. Dag Nos. 1134 corresponding to L.R. Dag No. 942 & R.S. Dag No. 1135 corresponding to L.R. Dag No. 941, & R.S. Dag No. 1097 corresponding to L.R. Dag No. 899.

PART II
(PHASE I)

ALL THAT 3 numbers of blocks comprising of G+8 floors in Block 1 of residential cum commercial Units and G+9 floors in Block 2 & 3 of residential units in Land measuring an area 150.29 decimals equivalent to 90 Cottahas 14 Chittacks 37 sq. ft. more or less, comprised in R.S. dag Nos. 1097/1228(P), 1229, 1100(P), 1101(P) & 1102 under R.S. Khatian Nos. 795,797, 796, 799 & 803 corresponding to L.R. Dag No. 898 (P) under L.R. Khatian Nos. 4682 to 4421, 4424 to 4428, 4506 and in Mouza Mankundu, J.L. No.9, Police Station Bhadreswar, being Municipal Premises No. 183/1, Khan Road, within Ward No.20 of Bhadreswar Municipality, Sub-Registration District Chandannagore, District Hooghly the said land butted and bounded are as follows:-

ON THE NORTH: By Municipal Road known as Khan Road and gifted land for Road in R.S. Dag Nos. 1097/1228(P) corresponding to L.R. Dag No. 898(P) & R.S. Dag No. 1103 corresponding to L.R. Dag No. 900(P).

ON THE SOUTH: By Land belonging to R.S. dag No. 1097/1228(P) corresponding to L.R. Dag No. 898(P).

ON THE EAST: By land belonging to R.S. Dag Nos. 1100(P), 1101(P), 1228(P). Corresponding to L.R. Dag No. 898(P).

ON THE WEST: By land belonging to R.S. Dag Nos: 1097(P)

Corresponding to L.R. Dag No. 899(P).

THE SECOND SCHEDULE ABOVE REFERRED TO

(Devolution of Title)

1. **Ownership of Owner No. 1.1:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3364 to 3381, being Deed No. 01455 for the year 2013, Jubilant First Trust Healthcare Limited sold to Overgrow Vyapaar Private Limited, the Owner No. 1.1 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
2. **Ownership of Owner No. 1.2:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3382 to 3399, being Deed No.01456 for the year 2013, Jubilant First Trust Healthcare Limited sold to Jagvandana Commercial Private Limited, the Owner No. 1.2 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
3. **Ownership of Owner No. 1.3:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No. 5, Pages from 3400 to 3417, being Deed No.01457 for the year 2013, Jubilant First Trust Healthcare

Limited sold to Exulting City Developers Private Limited, the Owner No. 1.3 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

4. **Ownership of Owner No. 1.4:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3418 to 3435, being Deed No.01458 for the year 2013, Jubilant First Trust Healthcare Limited sold to ShivbhaktiTradelink Private Limited, the Owner No. 1.4 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
5. **Ownership of Owner No. 1.5:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3436 to 3453, being Deed No.01459 for the year 2013, Jubilant First Trust Healthcare Limited sold to Royalpet Infrastructure Private Limited, the Owner No. 1.5 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
6. **Ownership of Owner No. 1.6:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3454 to 3471, being Deed No.01460 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnsathi Merchants Private Limited, the Owner No. 1.6 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
7. **Ownership of Owner No. 1.7:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3472 to

3489, being Deed No.01461 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swarnmahal Sales Private Limited, the Owner No. 1.7 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

8. **Ownership of Owner No.3 1.8:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3490 to 3507, being Deed No.01462 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivaasha Dealer Private Limited, the Owner No.. 1.8 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
9. **Ownership of Owner No. 1.9:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3508 to 3525, being Deed No.01463 for the year 2013, Jubilant First Trust Healthcare Limited sold to Unlimited Developers Private Limited, the Owner No.. 1.9 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
10. **Ownership of Owner No. 1.10:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3526 to 3543, being Deed No.01464 for the year 2013, Jubilant First Trust Healthcare Limited sold to Laxmidhan Advisors Private Limited, the Owner No. 1.10 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
11. **Ownership of Owner No. 1.11:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar,

Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3544 to 3561, being Deed No.01465 for the year 2013, Jubilant First Trust Healthcare Limited sold to DhanprayogTradecom Private Limited, the Owner No. 1.11 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

12. **Ownership of Owner No. 1.12:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3562 to 3579, being Deed No.01466 for the year 2013, Jubilant First Trust Healthcare Limited sold to Fane City Developers Private Limited, the Owner No. 1.12 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
13. **Ownership of Owner No. 1.13:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3580 to 3597, being Deed No.01467 for the year 2013, Jubilant First Trust Healthcare Limited sold to Liable Constructions Private Limited, the Owner No. 1.13 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
14. **Ownership of Owner No. 1.14:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3598 to 3615, being Deed No.01468 for the year 2013, Jubilant First Trust Healthcare Limited sold to Campaign Constructions Private Limited, the Owner No. 1.14 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

15. **Ownership of Owner No. 1.15:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3652 to 3669, being Deed No.01471 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Suppliers Private Limited, the Owner No. 1.15 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
16. **Ownership of Owner No. 1.16:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3634 to 3651, being Deed No.01470 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durable Real Estate Private Limited, the Owner No. 1.16 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
17. **Ownership of Owner No 1.17 ;** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3616 to 3633, being Deed No.01469 for the year 2013, Jubilant First Trust Healthcare Limited sold to Neelsimana Barter Private Limited, the Owner No. 1.17 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
18. **Ownership of Owner No. 1.18:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3670 to 3687, being Deed No.01472 for the year 2013, Jubilant First Trust Healthcare Limited sold to SwetangTradelink Private Limited, the Owner No. 1.18 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

19. **Ownership of Owner No. 1.19:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3688 to 3705, being Deed No.01473 for the year 2013, Jubilant First Trust Healthcare Limited sold to Choiceforce Plot Managers Private Limited, the Owner No. 1.19 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
20. **Ownership of Owner No. 1.20:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3706 to 3723, being Deed No.01474 for the year 2013, Jubilant First Trust Healthcare Limited sold to Endurance City Projects Private Limited, the Owner No. 1.20 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
21. **Ownership of Owner No. 1.21:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3724 to 3741, being Deed No.01475 for the year 2013, Jubilant First Trust Healthcare Limited sold to LaxmidhanTradecom Private Limited, the Owner No. 1.21 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
22. **Ownership of Owner No. 1.22:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3742 to 3759, being Deed No.01476 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Developers Private Limited, the Owner No.. 1.22 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

23. **Ownership of Owner No. 1.23:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3760 to 3777, being Deed No.01477 for the year 2013, Jubilant First Trust Healthcare Limited sold to Goodshine Advisors Private Limited, the Owner No. 1.23 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

24. **Ownership of Owner No. 1.24:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3778 to 3795, being Deed No.01478 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanprayog Agencies Private Limited, the Owner No. 1.24 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

25. **Ownership of Owner No. 1.25:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3796 to 3813, being Deed No.01479 for the year 2013, Jubilant First Trust Healthcare Limited sold to Gajrup Commodeal Private Limited, the Owner No. 1.25 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

26. **Ownership of Owner No. 1.26:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3814 to 3831, being Deed No.01480 for the year 2013, Jubilant First Trust Healthcare

Limited sold to Geranium Tradelink Private Limited, the Owner No.. 1.26 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

27. **Ownership of Owner No. 1.27:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3832 to 3849, being Deed No.01481 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Distributors Private Limited, the Owner No. 1.27 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
28. **Ownership of Owner No. 1.28:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3850 to 3867, being Deed No.01482 for the year 2013, Jubilant First Trust Healthcare Limited sold to Durvish Shoppers Private Limited, the Owner No. 1.28 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
29. **Ownership of Owner No. 1.29:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3886 to 3903, being Deed No.01484 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dhanaasha Agencies Private Limited, the Owner No. 1.29 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
30. **Ownership of Owner No. 1.30:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3938 to

3955, being Deed No.01487 for the year 2013, Jubilant First Trust Healthcare Limited sold to LinkroseVanijya Private Limited, the Owner No. 1.30 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

31. **Ownership of Owner No. 1.31:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 3971 to 3988, being Deed No.01489 for the year 2013, Jubilant First Trust Healthcare Limited sold to Zinnia Infrastructure Private Limited, the Owner No. 1.31 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
32. **Ownership of Owner No. 1.32:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4038 to 4055, being Deed No.01490 for the year 2013, Jubilant First Trust Healthcare Limited sold to Renew Infrastructure Private Limited, the Owner No. 1.32 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
33. **Ownership of Owner No. 1.33:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4056 to 4073, being Deed No.01491 for the year 2013, Jubilant First Trust Healthcare Limited sold to Kalashdhan Plot Managers Private Limited, the Owner No. 1.33 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
34. **Ownership of Owner No. 1.34:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar,

Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4074 to 4091, being Deed No.01492 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Advisors Private Limited, the Owner No. 1.34 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

35. **Ownership of Owner No. 1.35:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4092 to 4109, being Deed No.01493 for the year 2013, Jubilant First Trust Healthcare Limited sold to Beautitude Housing Developers Private Limited, the Owner No. 1.35 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

36. **Ownership of Owner No. 1.36:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4110 to 4127, being Deed No.01494 for the year 2013, Jubilant First Trust Healthcare Limited sold to Shivangan Distributors Private Limited, the Owner No. 1.36 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

37. **Ownership of Owner No. 1.37:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4128 to 4145, being Deed No.01495 for the year 2013, Jubilant First Trust Healthcare Limited sold to Samundar Retails Private Limited, the Owner No. 1.37 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

38. **Ownership of Owner No. 1.38:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4146 to 4163, being Deed No.01496 for the year 2013, Jubilant First Trust Healthcare Limited sold to Riddhiman Shoppers Private Limited, the Owner No. 1.38 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
39. **Ownership of Owner No. 1.39:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4164 to 4181, being Deed No.01497 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Sales Private Limited, the Owner No. 1.39 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
40. **Ownership of Owner No. 1.40:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4182 to 4199, being Deed No.01498 for the year 2013, Jubilant First Trust Healthcare Limited sold to Yashmit Mercantile Private Limited, the Owner No. 1.40 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
41. **Ownership of Owner No. 1.41:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4200 to 4217, being Deed No.01500 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Merchandise Private Limited, the Owner No. 1.41 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

42. **Ownership of Owner No. 1.42:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4218 to 4235, being Deed No.01502 for the year 2013, Jubilant First Trust Healthcare Limited sold to Swetang Commerce Private Limited, the Owner No. 1.42 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
43. **Ownership of Owner No. 1.43:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4236 to 4253, being Deed No.01504 for the year 2013, Jubilant First Trust Healthcare Limited sold to Tricky Commodeal Private Limited, the Owner No. 1.43 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
44. **Ownership of Owner No. 1.44:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4254 to 4271, being Deed No.01505 for the year 2013, Jubilant First Trust Healthcare Limited sold to Dayaswarup Commodeal Private Limited, the Owner No. 1.44 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
45. **Ownership of Owner No. 1.45:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4272 to 4289, being Deed No.01506 for the year 2013, Jubilant First Trust Healthcare Limited sold to Aadrika Commercial Private Limited, the Owner No. 1.45 herein, undivided 1/47th (one-forty seventh) share in the Said Property.

46. **Ownership of Owner No. 1.46:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4290 to 4307, being Deed No.01507 for the year 2013, Jubilant First Trust Healthcare Limited sold to PGE Infosolution Private Limited, the Owner No. 1.46 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
47. **Ownership of Owner No. 1.47:** By a Deed of Conveyance dated 10th May, 2013 and registered in the Office of the Additional District Sub-Registrar, Chandannagore, Hooghly in Book No. I, CD Volume No.5, Pages from 4308 to 4325, being Deed No.01508 for the year 2013, Jubilant First Trust Healthcare Limited sold to Vamadev Agencies Private Limited, the Owner No. 1.47 herein, undivided 1/47th (one-forty seventh) share in the Said Property.
48. **The above 47 numbers Companies became the joint owners of the land area 279 Cottahas 8 Chittacks 7 Sq.ft.** Out of the said land the Owners Gifted 6 Cottahas 4 Chittacks 9sq.ft. i.e. 10.35 decimals vide Deed No. 816 for the year 2015 which was registered in the Office of the Additional Registrar of Assurances – III, Kolkata, therein recorded in Book No. 1, CD Volume No. 3, pages from 259 to 276. The Owners are now absolutely owner of land area 273 (two hundred and seventy three) cottah 4 (four) chittack, more or less, which is particularly described in the Part I of the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERIRED TO

(Common Areas)

Phase **ALL THAT** the common areas, facilities, amenities and/or the portions of the Project, which will be earmarked/meant by the Promoter for beneficial common use and enjoyment of the Allottee/occupants of the buildings of the Project and which will not be earmarked/reserved for any specific person(s) or specific purpose(s) by the Promoter under the Act and/or the Rules framed thereunder

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID UNIT)

ALL THAT the Said Unit No. [•] on [•] floor of the Building No. [•] having Carpet Area of [•] square feet, together a *pro rata* share and right to use in [•] of the Common Areas together with [[•] Open/Covered/. [•] admeasuring approximately [135 square feet.]] and together with rights, advantages and privileges appurtenant thereto.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(PART – I)

(Total Price)

Rs. _____ /- (Rupees _____) only for the Said Unit to be paid by the Allottee to the Promoter No.2 in the manner as mentioned in Part – II below:

(PART – II)

(Manner of Payment)

Payment Plan of Aura		Amount (Rs)
On Application	10% of Unit Price +GST	
On/After Agreement	80% of Unit Price + 50% Generator charges + 50% Transformer & Electricity charges +50% Legal Charges +GST	
On Notice of Possession	10% of Unit Price + 50% Generator charges + 50% Transformer & Electricity charges +50% Legal Charges + Formation of Association + Maintenance Deposit + Sinking Fund + GST	

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(Specifications)**

FOUNDATION	Pile Foundation
SUPERSTRUCTURE	RCC framed structure
WALLS (Brick work/ Block Work)	AAC Block/ Clay Brick / Fly Ash Brick
INTERIOR FINISH FOR WALL	Cement-sand plaster
FLOORING	Common Corridor - Vitrified Tiles
	Shop Interior - To be finished by the respective buyer
	Common Toilet floor - Anti-Skid Ceramic Tiles
	Common Toilet Dado - Ceramic Tiles
	Stair - Granite with anti-skid grooves
GLAZING	External Glazing for Road facing showrooms
	Note : Front glazing will depend on interior layout of each unit hence will be done by user within overall guidelines to be provided by our Architectural consultant

INTERNAL FINISH (COMMON AREAS)	Acrylic Emulsion paint over POP/ Putty finish for common lobbies and corridors
EXTERNAL FINISH	Weather Shield Exterior Grade Paint
ELECTRICAL	Power supply will be provided to each shop.
COMMUNICATION	Telephone and Cable TV provision
FIRE FIGHTING & DETECTION	Fire Sprinkler and Smoke Detector
DG Back Up	100% DG Back Up for commercial units
POWER SUPPLY	WBSIEDCL

THE SEVENTH SCHEDULE ABOVE REFERRED TO

TERMS, CONDITIONS, COVENANTS, STIPULATIONS, OBLIGATIONS AND RESTRICTIONS TO BE OBSERVED BY THE ALLOTTEE AND/OR OCCUPIERS OF THE SAID UNIT

The terms, conditions, stipulations, obligations and restrictions that the Allottee and all persons into whose hands the Said Unit may come, are bound to adhere to and observe, include but are not limited to, the following:

1. That the Allottee agrees and acknowledges that service areas located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc. and other permitted uses as per the sanctioned plan and that the Allottee shall not be permitted to use the service areas and the basements in any other manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Promoter and/or the Association, as the case may be, for rendering maintenance services;
2. That the Allottee shall co-operate with the other Co-Buyers and Co-Occupiers of the Project, the Promoter and/or the Association, as the case may be, in the management and maintenance of the Said Unit, Building and the Project and shall abide by the directions and decisions of the Promoter and/or the Association, as the case may be, as may be made from time to time in the best interest of the Said Unit, Building and/or the Phase I;
3. That the Allottee shall abide by and observe at all times the regulations framed by the Promoter and/or the Association, as the case may be, from time to time for

peaceful use and enjoyment and maintenance and management of the Said Unit and/or the Project and shall also abide by the Applicable Laws;

4. That the Allottee shall pay to the Promoter or the Association, as the case may be, damages and/or compensation for damage or destruction to any common fixtures and fittings, utilities and/or equipment of the Building and/or the Project that has been caused by the negligence and/or wilful act of the Allottee and/or any occupier of the Said Unit and/or family members, guests or servants of the Allottee or such other occupiers of the Said Unit;
5. That the Allottee shall, after taking possession, be solely responsible to maintain the Said Unit at his own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Said Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any Applicable Laws or change or alter or make additions to the Said Unit and shall keep the Said Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belongings thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized;
6. That the Allottee shall carry out at his own cost all internal repairs to the Said Unit and maintain the Said Unit 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 or the Said Unit 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;
7. That the Allottee shall not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face /facade of the Building or anywhere on the exterior of the Phase I, the buildings therein or Common Areas;
8. That the Allottee shall not change the colour scheme of the outer walls or painting of the exterior side of the windows, balconies or carry out any change in the exterior elevation or design;
9. That the Allottee shall not store in the Said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Unit is situated or store such goods which are objected to by the concerned local or other authority and

shall take care while carrying heavy packages, which may damage or likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building and in case any damage is caused to the Building or the Said Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for making good the said damages;

10. That the Allottee shall also not remove any wall, including the outer and load bearing wall of the Said Unit;
11. That the Allottee shall not demolish or cause to be demolished the Said Unit 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 Said Unit or any part thereof, nor make any alteration in the elevation of the building in which the Said Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, parrdis or other structural members in the Said Unit without the prior written permission of the Promoter and/or the Association;
12. That the Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Said Land and the Building in which the Said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
13. That the Allottee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Unit in the compound or any portion of the Said Land and the building in which the Said Unit is situated, other than in the area earmarked for the such purpose;
14. That the Allottee shall pay to the Promoter or the Association, as the case may be, within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government for giving supply of water, electricity or any other service connection to the Building in which the Said Unit is situated;
15. That the Allottee shall sign and execute such papers and documents, and do all such acts, deeds, and things as may be necessary from time to time for safeguarding the mutual interests of the Promoter and other Co-Buyers and/or Co-Occupiers of the Project;
16. That the Allottee shall carry out any repair or interior or any other works in the Said Unit only between reasonable hours on working days so as not to cause any annoyance, nuisance and/or disturbance to the other Co-Buyers and/or Co-Occupiers of the Project

17. That the Allottee shall draw the electric lines/wires, television cables, broadband data cables and telephone cables to the Said Unit only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other Co-Buyers and/or Co-Occupiers of the Project. The main electric meter shall be installed only at the common meter space in the Building or Project, as the case may be. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Project, the Said Land and outside walls of the tower(s) save and except in the manner indicated by the Promoter or the Association, as the case may be;
18. That if the Allottee lets out or sells the Said Unit, the Allottee shall immediately notify the Promoter or the Association, as the case may be, of the tenant's/transferee's details, including address, email-id and telephone number;
19. That the Allottee shall not sub-divide the Said Unit and/or any part or portion thereof;
20. That the Allottee shall not do or permit to be done any new window, doorways, path, passage, drain or other encroachment or easement to be made in the Said Unit;
21. That the Allottee shall not install grills, the design of which has not been suggested and/or approved by the Promoter or the Association or in any other manner do any other act which would affect or detract from the uniformity and aesthetics of the exterior of the Building;
22. That the Allottee shall not build, erect or put upon the Common Areas any item of any nature whatsoever;
23. That the Allottee shall not obstruct and/or block any pathways, driveways, passages, side-walks, lobbies and/or common areas of the Building or the Project in any manner;
24. That the Allottee shall not use the Said Unit or permit the same to be used for any purpose save and except exclusively for commercial purpose and use or permit the same to be used for any purpose which may cause or is likely to cause nuisance or annoyance or cause damage or inconvenience to any Co-Buyers and/or Co-Occupiers of the Project;
25. That the Allottee shall not use the Said Unit for any illegal or immoral purpose or for any commercial or industrial activities whatsoever;

26. That the Allottee shall not make or permit any disturbing noises in the Said Unit by the Allottee himself, his family, his invitees or servants, or do or permit anything to be done by such persons that will interfere with the rights, comforts and convenience of the other Co-Buyers and/or Co-Occupiers of the Project;
27. That the Allottee shall not keep in the garage, if any, anything other than cars or two-wheeler or use the said garage or parking space for any purpose other than parking of cars or two wheelers or raise any kucha or pacca construction, grilled wall/enclosures thereon or any part thereof or permit any person to stay/dwell or store article therein;
28. That the Allottee shall not park or allow its vehicle to be parked in the pathway or open spaces in the Project or any part or portion thereof, save and except the parking space allotted to the Allottee or any other place specifically demarcated for the parking of the vehicles of visitors of Co-Buyers and Co-Occupiers of the Project;;
29. That the Allottee shall not change/alter/modify the name of the Building and the Project from that mentioned in this Agreement;
30. That the Allottee shall not use the name/mark of the Promoter in any form or manner, in any medium (real or virtual), for any purpose or reason, save and except for the purpose of address of the Said Unit and if the Allottee does so, the Allottee shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark of the Promoter;
31. That the Allottee shall not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Unit, the garage or parking space, if any, and the Common Areas;
32. That the Allottee shall not smoke in public places inside the Project which is strictly prohibited and the Allottee and his/her/its guests are expected not to throw empty cigarette cartons, cigarette butts and matchboxes in the open and dispose them off in the pre-positioned dustbins after ensuring that the fire is fully smothered/extinguished;
33. That the Allottee shall not pluck flowers or stems from the gardens or plants;
34. That the Allottee shall not throw or allow to be thrown litter on the grass planted within the Project;

35. That the Allottee shall not trespass or allow to be trespassed over lawns and green plants within the Project;
36. That the Allottee shall not overload the passenger lifts and shall move goods only through the staircase of the Building;
37. That the Allottee shall not use the elevators in case of fire;
38. That the Allottee agrees and acknowledges that the Promoter and the Association shall be entitled to put up any neon sign, hoardings and other display materials on any part or portion of the Common Areas;
39. That the Allottee shall remain fully responsible for any employees, staff, help or drivers, employed by the Allottee kept by the Allottee;
40. That the Allottee shall not refuse or neglect to carry out any work directed to be executed in the Building or in the Said Unit after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
41. That the Allottee is entering into this Agreement with the full knowledge of all laws, rules, regulations, notifications applicable to the Project and that the Allottee shall comply with and carry out, from time to time after the Allottee has taken over the occupation and use the Said Unit, all the requirements, requisitions, demands and repairs which are required by any competent authority in respect of the Said Unit at his/ her/its own cost; and
42. That the Allottee shall not generally do any such things that may disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings of the Building and the Project.
43. That the Allottee agrees that all the facilities and amenities including but not limited to Swimming Pool within the Project will be a facility for enjoyment of the owners of residential apartments only and will be used as per the Rules and Regulations framed from time to time.

IN WITNESS WHERE OF parties hereinabove named have set the irrespctive hands and signed this Agreement for Sale at (city/town name) in the presence of

attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED

BY THE WITHIN NAMED:

Allottee: (including joint buyers)

Signature:

Signature

Name:

Name

Address:

Address

SIGNED AND DELIVERED BY

THE WITHIN NAMED:

Promoter:

Signature (Authorised Signatory):

Name:

At _____ on _____ in the presence of:

((4) D: C.P. Kakarania- Agreement)