

AGREEMENT FOR SALE

THIS AGREEMENT made this day of Two Thousand and Seventeen (2017) A.D.

BETWEEN

1) M/S. NORTECH PROPERTY PRIVATE LIMITED, holding PAN : (AACCND602N) , 2) M/S. PRACHI HOUSING PRIVATE LIMITED (PAN : AADCP5435G), 3) M/S. LAGAN NIRMAN PRIVATE LIMITED (PAN : AABC0638H), 4) M/S. MEMORY ESTATES PRIVATE LIMITED (PAN : AAECM1852B), 5) M/S. BARON PROMOTERS PRIVATE LIMITED (PAN : AACCB7602C), 6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED (PAN : AADCP5434H), 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED (PAN : AAECM1849C), all Private Limited Companies, incorporated under the provisions of the Companies Act, 1956, having their respective offices at 17/1, Laxadwaini Terrace, Kolkata - 700 026, P. S. - Lake, herein after jointly called and referred to as the "VENDORS" (which expression shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and/or assigns etc.) of the FIRST PART.

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AND

M/S. NORTECH PROPERTY PRIVATE LIMITED, a Private Limited Company, incorporated under the provisions of Companies Act, 1956, holding PAN - **AACCN0602N**, having its Registered Office at 17/1, Lansdowne Terrace, Kolkata - 700 026, P. S. - Lake, hereinafter called and referred to as the "**OWNER/DEVELOPER**" (which expression shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns etc.) of the **SECOND PART**.

AND

MR., son of, aged about years, by Nationality - Indian, by Faith- Hindu, by Occupation -, presently residing at Road, Kolkata- 700 0..... under P. S., hereinafter called and referred to as the "**PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his/her/their heirs, successors, executors and/or assigns etc.) of the **THIRD PART**.

RECITALS

WHEREAS one (1) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, 2) **M/S. PRACHI HOUSING PRIVATE LIMITED**, 3) **M/S. LAGAN NIRMAN PRIVATE LIMITED** 4) **M/S. MEMORY ESTATES PRIVATE LIMITED**, 5) **M/S. BARON PROMOTERS PRIVATE LIMITED**, i.e. Vendor No. 1 to 5 herein, jointly, have purchased All That piece and parcel of land measuring more or less **10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft.** more fully and particularly described in the **First Schedule**, hereunder written, free from all encumbrances, charges, liens, dependences, attachments, trusts whatsoever or howsoever by virtue of a 3 (Three) Nos. Deed of Conveyance being (1) Deed No. 8656 for the year 2012 duly recorded in Book no. 1, CD Volume No. 20, written in page No. 4237 to 4250, duly registered at the office of ARA- I, Kolkata for purchase of **03 Kattahs 18 Sqft.** AND (2) Deed No. 0684 for the year 2013 and the same is duly recorded in Book no. 1, CD Volume No. 2, written in page No. 3484 to 3502, duly registered at the office of ARA- I, Kolkata for purchase of **07 Kattahs 14 Sqft.** AND (3) Deed No. 4241 for the year 2013 duly recorded in Book no. 1, CD Volume No. 8 written in page No. 11103 to 11118, duly registered at the office of ARA- I, Kolkata for purchase of **11 Chittaks 22 Sqft.**

AND WHEREAS the said (1) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, 2) **M/S. PRACHI HOUSING PRIVATE LIMITED**, 3) **M/S. LAGAN NIRMAN PRIVATE LIMITED** 4) **M/S. MEMORY ESTATES PRIVATE LIMITED**, 5) **M/S. BARON PROMOTERS PRIVATE LIMITED**, i.e. Vendor No. 1 to 5 herein, jointly, have become the absolute owner of the aforesaid property in respect of the said piece and parcel of undivided land measuring more or less **10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft.** by virtue of the aforesaid three nos. Deed of Conveyance and for the sake of demarcation of the same, one 'Deed of Partition' has been registered in the office of ARA- I, Kolkata and duly recorded in Book No. -I, CD Volume No. 9, pages from 3443 to 3483 being Deed No. 04470 and for the year 2013.

AND WHEREAS the said (1) **M/S. NORTECH PROPERTY PRIVATE LIMITED**, 2) **M/S. PRACHI HOUSING PRIVATE LIMITED**, 3) **M/S. LAGAN NIRMAN PRIVATE LIMITED** 4) **M/S. MEMORY ESTATES PRIVATE LIMITED**, 5) **M/S. BARON PROMOTERS PRIVATE LIMITED**, Vendor No. 1 to 5 herein, jointly, have sold, conveyed and transferred a portion of land admeasuring area about **02 Chittaks 10 Sft.** out of the said land of **10 (Ten) Kattahs 12 (Twelve) Chittaks 09 (Nine) Sft.**, jointly to (1) **M/S. PURNIMA PROMOTERS PRIVATE LIMITED** and (2) **M/S. MOHINI MULTIPLEX PRIVATE LIMITED**, Vendor No. 6 & 7, herein, by virtue of Deed of Conveyance being No. 02644 for the year 2014 duly registered at the office of ARA- I, Kolkata and the same is duly recorded in Book No. -I, CD Volume No. 2, written in page No. 525 to 538.

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AND FURTHER WHEREAS the said (1) M/S. NORTECH PROPERTY PRIVATE LIMITED, 2) M/S. PRACHI HOUSING PRIVATE LIMITED, 3) M/S. LAGAN NIRMAN PRIVATE LIMITED 4) M/S. MEMORY ESTATES PRIVATE LIMITED, 5) M/S. BARON PROMOTERS PRIVATE LIMITED, (6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, (7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, i.e. Vendor No. 1 to 7 herein, jointly, have purchased All That piece and parcel of land measuring more or less 26 (Twenty-six) Kattahs 05 (Five) Chittaks 06 (Six) Sft. (more fully and particularly described in the **First Schedule - Part-II**, hereunder written measuring more or less 26 (Twenty-six) Kattahs 05 (Five) Chittaks 06 (Six) Sft., free from all encumbrances, charges, liens, liabilities, attachments, trusts whatsoever or howsoever by virtue of a Deed of Conveyance being Deed No. 4776 for the year 2013 and the same is duly recorded in Book no. 1, CD Volume No. 9, written in page No. 8352 to 8390, duly registered at the office of ARA- 1, Kolkata.

AND WHEREAS thus the Vendors No. 1 to 7, herein jointly, are absolutely seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring more or less 37 (Thirty Seven) Kattahs 01 (one) Chittak 15 (Fifteen) Sft. (more fully and particularly described in the **First Schedule** hereunder written and hereinafter for the sake or brevity referred to as the **said property**, free from all encumbrances, charges, liens, liabilities, attachments, trusts whatsoever or howsoever

B. The entirety of the said premises is presently under the occupation of the aforesaid Vendors. After being lawfully owner of the said landed property measuring 37 (Thirty Seven) Kattahs 01 (one) Chittak 15 (Fifteen) Sft. more or less, the said Vendors had mutated their names in the office of Kolkata Municipal Corporation as recorded owners in respect of the said property stated hereinabove and had been numbered as being municipal premises No. 344/1, Mahatma Gandhi Road, Kolkata - 700104 within the limits of Kolkata Municipal Corporation ward no. 142 under Assessment no. 711420501114.

C. In consideration of what is hereinafter appearing the Owners have agreed to grant (the exclusive right of Development in respect of the said total land units and in favour of the Developer (one of the co-owner) herein and the Developer has agreed to undertake development of the said land and to incur all costs charges and expenses in connection therewith including the cost of preparation and sanction of the plan (hereinafter referred to as the **CONSTRUCTION COST**) and to cause new building/s and/or a decent Housing Complex to be constructed on the said land (hereinafter referred to as the **HOUSING COMPLEX**) and thereafter to sell and transfer the various flats, units, apartments constructed spaces and car parking spaces forming part of the said Housing Complex to the intending purchasers.

D. At the request of the said Vendors, the Developer herein has agreed to develop the said property and to commercially exploit the same for the consideration and on the terms and conditions hereinafter appearing.

E. The said Developer has undertaken the construction of the building on the plot of land owned by the said Vendor and Developer particulars of which are described in **FIRST SCHEDULE** hereunder written and hereinafter called the said land and has obtained a building plan duly sanctioned from Kolkata Municipal Corporation vide B. B. 2014140733 dated 27-02-2015 and a revised sanction plan being sanctioned Plan no. 2017160277 dated 10.11.2017.

F. That the Developer shall at their cost and expenses shall construct the proposed building on the schedule property in accordance with the building plan sanctioned by the Competent authority and conform to such specification as may be recommended by the recognized licensed holder Architect from time to time appuited for the purposes and it is hereby clearly understood that the decision of the Architect regarding the quality of materials shall be final and binding on the parties hereto.

AND WHEREAS by virtue of a Registered Joint Venture Agreement dated 24-03-2015 duly registered at the Office of A.R. A. - 1, Kolkata, duly recorded in Book No. - 1, CD Volume No. - 7, written in Page No. 5625 to 5640 being Deed No. 02546 for the year 2015 AND a Registered Power of Attorney, made between the Vendor and Developer on certain terms and conditions where in they agreed with regard to construction of the Building at the said plot of land and for convenience said to effectuate and implement the construction of the Building Complex at the said premises in a

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better and more expedient manner and to share the sale proceeds among themselves. The Vendor agreed to vest power upon the Developer in respect of certain additional responsibilities more fully mentioned therein.

AND WHEREAS the said Developer has undertaken the construction of the building on the plot of land owned by the said Vendor, particulars of which are described in FIRST SCHEDULE hereunder written and hereinafter called the said land and has obtained a building plan duly sanctioned from Kolkata Municipal Corporation bearing Sanction No. **B. S. 2014140733 dated 27-02-2015** and a revised sanction plan being **Sanctioned Plan no. 2017160277 dated 10.11.2017**.

AND WHEREAS the said Vendor and Developer have caused the said Building Permit which has already been sanctioned for construction of a building at the said premises by the Kolkata Municipal Corporation.

AND WHEREAS for the sake of convenience of use and enjoyment of the said respective building to be built by developer, the Vendor and Developer have agreed to provide passages to be used in common by the Occupiers / Owners of the respective flats of the respective buildings and also to provide common conveniences for ingress and egress to from the respective building through the areas of common passages agreed to be provided by the said Vendor and Developer.

AND WHEREAS the said Vendor and Developer have obtained building plan duly sanctioned by Kolkata Municipal Corporation and they have also decided to construct building on the aforesaid plot of land owned by them with the intention to sell and transfer the same to the intending purchasers and to deal with the respective flats of the respective building without any objection, claim, disputes by the others save that the respective flat holders of the respective building to be constructed by the Developer and also would be given the rights and benefits to use in common passage and paths agreed to be provided by the Vendor and Developer for the convenience of enjoyment and use and benefits of the flat holders of the respective building.

AND WHEREAS the said Vendor and Developer have jointly agreed to sell flats available to the respective purchasers /holders of the respective buildings to be constructed by the said Developer. The rights of access to and from the respective flats of the respective buildings to be respectively purchased by the respective purchasers including the above named purchaser from through and along the pathways and passages provided in lay out on the ground floor of the said Complex for better enjoyment facilities and use and convenience of ingress and egress from the main public Municipal Road up to the places of the respective buildings in the said complex.

AND WHEREAS the Purchaser has considered the sanction plan of the said building and is desirous of acquiring on ownership basis all that flat/unit as carefully and particularly mentioned and described in SECOND SCHEDULE hereunder written being constructed by the Developer on the land of the said Plot mentioned herein above together with proportionate indivisible undivided share in the land below the said building together with the proportionate undivided indivisible share in common parts of the said building attributable to the area of the said flat carefully mentioned in the SECOND SCHEDULE hereunder written under construction on the land of the said plot at the price and on the terms and conditions hereinafter stated.

The Purchaser being desirous of owning ALL THAT the Unit No. on the Floor more fully and particularly mentioned and described in SECOND SCHEDULE hereunder written approached the said Vendor and Developer to sell and transfer the same to the Purchaser to which they have agreed at or for the consideration and on the terms and conditions hereinafter stated.

AND WHEREAS before entering into this agreement the purchaser has fully satisfied about:

- a) the title of the Vendors in respect of the said Plot and also the Developer's right to construct the building on the said Plot of land as mentioned in the FIRST SCHEDULE and the purchaser agrees not to raise any requisitions on title or raise any objection thereto in any manner whatsoever.
- b) the proposal, contents and dimensions of the construction of the said building to be constructed by the Developer on the said plot of land as contained in the sanction plan of the said building.
- c) the area of the said flat as per the said sanction plan.

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- d) specification and drawing of construction of the said flat including the common portion of the said building.
- e) particulars of the common portions and parts in the said building to be constructed on the said Plot of land for the benefit and enjoyment in common by the flat holders in the said building.
- f) the location/situation of ground level, common pathways and passages provided by the Vendor & Developer in the said complex for enjoyment in common by the flat holders of the respective building/block to be constructed by the said Vendor comprised in the said complex.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE 1- DEFINITIONS

In these presents unless there is anything in the subject or context inconsistent with the following expressions shall have the meaning assigned against them:

- 1.1 **ARCHITECT** shall mean M/S. RAJ AGARWAL & ASSOCIATES, of 8-B, Royd Street, Kolkata - 700 016 or any other firm of architects appointed by the Vendor/Developer.
- 1.2 **BUILDING** shall mean all such building/ buildings and/or other structures to be constructed at the said premises in accordance with the plan already sanctioned by the authorities concerned with such variations as may be permitted.
- 1.3 **COMMON FACILITIES** shall include lift, corridors, hallways, stairways, landings, water reservoir, tube well, pump room, passageways, driveways, gardens, parkways and generator room and other spaces and facilities whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the proposed building(s) and/or common facilities or any one of them as the case may be.
- 1.4 **COMMON PURPOSE** shall mean and include the purpose of maintaining the proposed premises and the said proposed building and in particular the common parts and meeting of common expenses and matters relating to mutual rights and obligations of the owners of various Flat/Unit/Apartment and common use and enjoyment thereof.
- 1.5 **CO-OWNERS** according to the context shall mean all the buyers/owners who from time to time have purchased or agreed to purchase and taken possession of any Unit including the Vendor and Developer for those units, spaces, rooms, parking areas etc. not alienated or agreed to be alienated by them.
- 1.6 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas of installations and facilities comprised in the proposed Premises as mentioned and specified in the **THIRD SCHEDULE** hereunder written and expressed or intended by the Vendor and Developer for common use and enjoyment of the Co-owners But shall not include any open terrace on any floor of the New Proposed building attached to any flat/unit and also shall not include the parking spaces at or within the premises which the Vendor and Developer may use or permit to be used for parking of motor cars and other vehicles and also shall not include the 3 Rooms on the ground floor of the said building premises. The Vendor and Developer shall have the absolute right to deal with the same, to which the purchaser hereby consents.
- 1.7 **COMMON EXPENSES/ THE MAINTENANCE EXPENSES** shall mean the proportionate share of common expenses to be paid borne and contributed by the intending purchasers for rendition of common services briefly described and without limitation in **SIXTH SCHEDULE** hereunder written.
- 1.8 **PARKING SPACES** shall mean spaces in or portions of the ground floor of the new building and also spaces in the open compound at the ground level of the premises for parking of only one vehicle of small/medium size.
- 1.9 **PREMISES** shall mean ALL THAT the Premises, namely, "EDEN TOLLY SIGNATURE PLUS", at - 344/1, Mahatma Gandhi Road, Kolkata - 700104, under Moiza - Ranchandrapur, within K.M.C. Ward No. - 142, P. S. Police Station - Formerly Thakurpukur and now Haridevpur, Dist : South 24 Parganas, West Bengal, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.10 **PLAN** shall mean the proposed plan bearing **Building Plan No. B. S. 2014140733 dated 27-02-2015** and a revised sanction plan being **Sanctioned Plan no. 2017160277 dated 10.11.2017** duly approved by the Kolkata Municipal Corporation, Dist : South Parganas, West Bengal and shall include such modification or variation as may be made by the Vendor and Developer from time to time with prior sanction from the authorities concerned.
- 1.11 **HOUSE RULES/USER** shall mean the rules and regulations regarding the user/holders of the said Flat/Unit/Apartment as hereinafter stated.

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- 1.12 **SALEABLE SPACE** shall mean the space in the proposed building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.13 **THE SAID FLAT AND THE PROPERTIES APPURTENANT THERETO** shall mean all that the proposed Flat/Unit/Apartment No. --- on the --- FLOOR of the proposed building containing by admeasurementsSq. ft. (Super Built-up Area) **TOGETHER WITH** the undivided proportionate share in the land comprised in the said Premises attributable thereto **AND TOGETHER WITH** the undivided proportionate share in common parts portions areas and facilities and / or amenities more fully described in the **SECOND SCHEDULE** hereunder written.
- 1.14 **SUPER BUILT UP AREA** according to the context in relation to the said Unit or any other unit in the new proposed building shall mean and include :
- the covered/plinth/built-up area of such unit and include the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such unit and if any open terrace is attached to any unit and transferred by the Vendor and Developer with such unit then the area of such open terrace
 - proportionate share of the area of the common areas and installations.
 - overhead water tank
 - underground water reservoir
 - septic tank
 - lift machine room
 - plumbing ducts
 - boundary wall
- 1.15 **"PROPORTIONATE" OR "PROPORTIONATELY" OR "PROPORTIONATE SHARE"** according to the context shall mean the proportion in which the super built up area of any unit may bear to the super built up area of all units in the new proposed building **PROVIDED THAT** where it refers to the share of the purchaser or any co owner in any rates and/or Sales Tax, VAT, Service Tax and any other Tax amongst the common expenses then such share of the whole shall be determined on the basis, such rates and/ or taxes are being respectively levied.
- 1.16 **SAID UNIT** shall mean the Unit being a Flat on a portion of the New Proposed building more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** the open terrace, if any, attached thereto and if so specifically mentioned in the **SECOND SCHEDULE** hereunder written **AND TOGETHER WITH** proportionate, undivided, indivisible, impartible and variable share in the Common Areas and Installations and wherever the context so includes or permits shall include the right of parking motor car, if purchased, at the Parking Space on the ground floor of the said premises as mentioned and described in the within stated **SECOND SCHEDULE** and wherever the context so intends or permits shall also include the said share in the said premises.
- 1.17 **TRANSFER** with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied proposed building to purchaser (s) thereof although the same may not amount to a transfer in law.
- 1.18 **TRANSFEREE** shall mean a person to whom any space in the proposed building has been transferred.
- 1.19 **MASCULINE GENDER** shall include feminine gender and vice versa.
- 1.20 **SINGULAR GENDER** shall include plural number and vice versa.
- 1.21 **HOLDING ORGANISATION** shall mean the Owner's Association or the Holding Organisation of all flat holders of the proposed building. The flat owners of all the flats of the proposed building including the said purchaser as the Owner of the said flat hereby to be sold shall form and will join and be members of the said organization. The said Holding Organization/Association shall be formed by the Vendor and Developer upon sale and transfer of all the flats in all the proposed buildings and on payment of all amounts due and payable by the flat purchaser in the respective proposed buildings payable towards the price of the said flat and also other deposits and security in terms of this Agreement and also upon all flat purchasers in the proposed building having taken possession of the respective flats and/or will be deemed to have taken possession of the said flats and the said Holding Organization/Association shall take over management and maintenance and administration and repairs of the common portions of the respective proposed buildings and also of the common portions in the proposed building **AND** the Holding Organization/Association shall remain in control, management, maintenance and administration thereof. The purchaser shall pay proportionately to the said Association the proportionate share of the costs and expenses for the management, maintenance and

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administration, repairing and up-keeping of the common portion and other expenses necessary in respect of the said Proposed building.

ARTICLE II - INTERPRETATIONS

- 2.1 In this Agreement (save to the extent that the context otherwise so requires):-
- i) Any reference to any act of Parliament or State Legislation whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws permissions or directions at any time issued under it.
 - ii) Reference to any agreement, contract, deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, modified, supplemented or notated.
 - iii) An obligation of the Purchaser in this Agreement to do something shall include an obligation to ensure that the same shall be done and obligation on its part not to do something shall include an obligation not to permit, suffer or allow the same to be done.
 - iv) Words denoting Masculine gender shall include feminine and neutral genders as well.
 - v) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
 - vi) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made in this Agreement from time to time in force.
 - vii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
 - viii) The Schedules shall have effect and be construed as an integral part of this agreement.

ARTICLE III - COMMENCEMENT

- 3.1 This Agreement has commenced and / or shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

ARTICLE IV - WARRANTIES AND CONFIRMATION BY THE PURCHASER

- 4.1 At or before execution of this Agreement the Purchaser confirm/s that he / she/it/they
- i) is/are fully satisfied as to the title of the Owners.
 - ii) has/have inspected the plan sanctioned by Kolkata Municipal Corporation and consents that the Vendor and Developer shall be entitled to have the said plan altered and / or modified which may be recommended by the Architect and / or any statutory body or authority.
 - iii) has/have inspected the site.
 - iv) is/are fully satisfied as to the super built up area forming part of the said Flat/Unit/Apartment.
 - v) is/are fully satisfied in respect of the materials and / or specification to be used in construction erection and completion of the said new building and / or Flat / Unit/ Apartment.

ARTICLE V - SALE AND TRANSFER

In consideration of the various amounts to be paid by the Purchaser and subject to Purchaser's performing and observing all the conditions and covenants to be performed and observed on the part of the Purchaser, the Vendor and Developer have agreed to sell and transfer ALL THAT the **Flat/Unit/Apartment No. --- on the --- FLOOR** of the building now in course of construction at the said Premises TOGETHER WITH **One Open/ Covered Car Parking** space for parking of one small/medium sized motor car TOGETHER WITH the undivided proportionate impartible share in the land comprised in the said Premises attributable thereto more fully and particularly described in the **SECOND SCHEDULE** hereunder written and TOGETHER WITH the undivided proportionate share in the common parts and portions more fully and particularly described in the **THIRD SCHEDULE** hereunder written, hereinafter collectively referred to as the said **FLAT AND THE PROPERTIES APPURTINANT THERETO**.

ARTICLE VI - CONSIDERATION / PAYMENT

- 6.1 In consideration of the aforesaid the Purchaser has agreed to make payment of a sum of **Rs. ---/- (Rupees --- only)** hereinafter called the **CONSIDERATION AMOUNT** (which amount includes the cost of construction of the said Flat/Unit/Apartment, common parts and facilities).
- 6.2 The entirety of the consideration amount will be paid to the Vendor and Developer and all amounts paid to them shall be a complete discharge of the obligation of the Purchaser to make payment under this agreement and / or in respect of the said Flat/Unit/Apartment.

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- 6.3 In addition to the aforesaid consideration the Purchaser has also agreed to pay to the Developer various amounts more fully and particularly mentioned and described in the SEVENTH SCHEDULE hereunder written and payment of such amounts shall be made at or before taking over possession of the said Flat/Unit/Apartment and in addition the Purchaser agreeing to make payment of the charges in respect of:
- Charges for providing any additional work in or relating to the said Flat / Unit / Apartment at the request of the Purchaser and for providing any additional facilities or utility for the said Flat / Unit / Apartment, IT BEING EXPRESSLY AGREED THAT in the event of requiring Developer to carry out any additional work into or upon the said Flat/Unit/Apartment intended to be acquired by the Purchaser the same will be done upon payment of the amount required to be incurred for carrying out such additional work to the said Vendor.
 - All betterment fees, taxes and other levies charges imposed by the government or any other authority relating to the said Premises and / or the said Flat / Unit / Apartment shall be paid and borne by the Purchaser proportionate to his/her interest therein and those relating only to the said Flat/Unit/Apartment shall be borne solely and conclusively by the Purchaser.
 - Proportionate share of any additional facility or amenity provided for in the said New Building for the benefit of all the Flat / Unit / Apartment holders.
- 6.4 Time for payment being the essence of the contract. In the event of any default on the part of the Purchaser in making payment of any of the amounts agreed to be paid in terms of this Agreement, Vendor/Developer shall be entitled to claim interest at the rate of 18% per annum on the amount remaining outstanding subject to what is provided hereinafter.
- 6.5 In the event of any default on the part of the Purchaser in making payment of any of the amounts in terms of this Agreement and if such default shall continue for a period of thirty days from the same becoming due, the Developer shall be entitled to and are hereby authorized to determine and / or rescind this Agreement and forfeit a sum equivalent to 10% of the consideration amount as and by way of predetermined liquidated damages and the Purchaser hereby consents to the same and refund the balance upon the Vendor and Developer entering into an agreement for sale with another person in respect of the said Flat/Unit/Apartment. Upon such termination, Vendor/Developer shall refund entire balance amount after forfeiting a sum equivalent to 10% of the consideration amount to the Purchaser the amount advanced to it and the Purchaser shall cease to have any right or claim under this Agreement and/or in respect of the said Flat/Unit/Apartment and the Vendor and Developer shall be entitled to enter into agreements for sale and transfer with any other person or persons without any claim on the part of the Purchaser and the Purchaser hereby consents to the same.
- 6.6 The Purchaser agrees and covenants not to claim any right or possession over and in respect of the said Flat/Unit/Apartment till such time the Purchaser has made and / or deposited all the amounts herein agreed to be paid or deposited by the Purchaser.
- 6.7 It is hereby agreed and declared that the Purchaser has agreed and committed to make payment of the amounts payable in terms of these presents and it shall not be obligatory or necessary on the part of the Vendor and Developer to serve any notice or demand on the Purchaser. And the Purchaser covenants not to take any plea that the Vendor and developer have not given any notice or made written demand.
- 6.8 In the event of the Developer providing any additional materials facilities or gadgets over and above what has been agreed upon for the benefit of the residents of the building, the Purchaser shall be liable to make payment of the proportionate share in respect thereof and the same shall form part of the common portions. However, whether such additional facilities or amenities are to be provided for will be entirely at the sole discretion of the Developer and the Purchaser hereby consents to the same.

ARTICLE VII - CONSTRUCTION AND COMPLETION

- 7.1 The Developer shall construct, erect and complete the said building and / or the said Flat / Unit/Apartment with such materials and / or specifications (more fully and particularly mentioned and described in the FIFTH SCHEDULE hereunder written) or as shall be recommended by the Architect and the Purchaser has agreed not to raise any objection whatsoever or howsoever. The Vendor and Developer reserves their right to alter the same generally or in respect of any Apartment, Block or Part of the Residential Complex or the services in accordance with law or statutorily required to do so.
- 7.2 The said Flat/Unit/Apartment shall be constructed in accordance with the said Plan duly sanctioned by the authorities concerned with such modifications or alterations as may be deemed fit and proper by the Developer or the Architect or as may be required by the authorities concerned and the Purchaser hereby consents to the same and hereby further agrees not to have or raise any objection upon the

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Vendor/Developer and / or the Architect making such alterations or additions including addition of further Door/floors. The present Building Plan may have to be altered and/or modified from time to time in the event of any addition of development on adjoining land or addition of further floors in the various blocks and the Purchaser will be deemed to have consented to the same.

- 7.3 The Vendor and Developer shall be entitled to acquire any contiguous or adjacent lands to the present project, in which event such acquired land will be amalgamated / joined / added with the existing land contained in the project at the discretion of the Vendor and Developer and thereafter, the developer shall be entitled to construct other building or buildings on such acquired land and the owners of the Apartment of such new Buildings will also be entitled to the benefits of all the internal roads, driveways, passages, green areas, facilities, utilities and Common Portions of the Project and the Purchaser of the existing project shall be deemed to have consented to the same.
- 7.4 The Purchaser shall not do any act deed or thing whereby the construction or development of the said premises is in any way hindered or impeded with nor shall in any way commit breach of any of the terms and conditions herein contained.
- 7.5 Unless prevented by circumstances beyond the control of the Vendor and Developer, the said Building would be completed by **31.12.2018** (hereinafter referred to as the **COMPLETION DATE**) with a grace period of 8 (eight) months. It has been expressly agreed by and between the parties hereto that unless prevented by circumstances beyond the control of the Vendor and Developer more fully described in **ARTICLE - XIII**, hereunder the said New Building is likely to be completed on or before **31.12.2018** (hereinafter referred to as the **COMPLETION DATE**) with a grace period of 8 (eight) months. The said New Building shall be deemed to have been completed if so certified by the Architect. In the event of non-completion of the said New Building within the said completion date, the Purchaser shall be entitled to and the Vendor and Developer shall be liable to pay compensation at the rate of Rs. 5/- Sft. per month on the super built up area of the said Unit until such time that the said Unit is completed, as per the Architect. This compensation is subject however to the Purchaser paying, performing, and observing all the terms and conditions on its part to be performed and observed in terms of this Agreement.
- 7.6 Before the date of possession of the said Flat/Unit/Apartment the Purchaser/s agrees and covenants:-
- To pay to the Developer such amounts due and payable on account of the consideration as mentioned in **FOURTH SCHEDULE** hereto and the proportionate costs of all payments made for extra common facilities to be provided to all occupiers of the said Building. IT BEING EXPRESSLY AGREED that if in event of any addition and / or alteration being made which results in causing change and / or deviation of the sanctioned plan all costs charges and expenses for regularizing the same will be paid borne and discharged by the Vendor and Developer and in addition to the above the Purchaser will be liable as heretofore stated to make payment of such amounts which may be required to be incurred for causing such additions and / or alterations.
 - To deposit amounts free of interest with the Vendor and Developer for the purpose and subject to the conditions mentioned.
- 7.7 Immediately after the said Flat/Unit/Apartment is ready and made fit for habitation (and in this regard the decision of the Architect shall be final and binding) the Developer shall serve a notice on the Purchaser and within 15 days from the date of such notice (hereinafter referred to as the **POSSESSION DATE**) the Purchaser shall be deemed to have taken over possession of the said Flat/Unit/Apartment for the purpose of making payment of the common expenses and maintenance charges PROVIDED HOWEVER in no event the Purchaser shall be entitled to claim physical possession of the said Flat/Unit/Apartment until such time the Purchaser has made full payment and / or deposited all the amounts payable by the Purchaser to the Vendor and Developer and they will not be liable to deliver possession of the said Flat/Unit/Apartment until such time the Purchaser has made full payment of the amounts agreed to be paid by the Purchaser/s in terms of this Agreement.
- 7.8 From the Date of Possession the Purchaser shall be liable to and agree to pay and contribute the proportionate share of multi-storied taxes and other taxes, and service charges and all other statutory outgoings payable presently or which may be imposed or levied in future in respect of the said Flat/Unit/Apartment and proportionately for the whole building and premises regularly and punctually whether actual physical possession of the said Flat/Unit/Apartment is taken or not by the Purchaser.
- 7.9 In no event the Purchaser shall be entitled to have any claim against the Vendor and Developer, if the said New Building and the said Flat/Unit/Apartment are not completed within the completion date, if any of them

is prevented from any circumstances beyond the control of them and the certificate of the Architect in this regard shall be final and conclusive and binding on the parties.

ARTICLE VIII - HOUSE RULES/USER AND OTHER OBLIGATION

- 8.1 Upon full payment of all the amounts the Purchaser shall be put in possession of the said Flat/Unit/Apartment.
- 8.2 As from the date of possession of the said Flat/Unit/Apartment the Purchaser agree and covenant-
- (a) To co operate with the other co-purchasers and the Vendor and Developer in the management and maintenance of the said New Building.
 - (b) To observe the rules framed from time to time by the Vendor and Developer and upon the formation of the Holding Organization by such Holding Organization.
 - (c) To use the said Flat / Unit/Apartment for residential and / or other lawful purposes and not for any illegal and / or immoral purposes .
 - (d) To allow the Vendor and Developer with or without workmen to enter into the said / Flat Unit/Apartment for the purpose of maintenance and repairs but only with 48 hours prior notice in writing to the Purchaser.
 - (e) To pay and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for the said Flat/Unit/Apartment and proportionately for the new building and / or common parts/areas and wholly for the said Flat/Unit/Apartment and /or to make deposits on account thereof in the manner mentioned hereunder to the Vendor and Developer and upon the formation of the Holding Association to such Holding Organization. Such amount shall be deemed to be due and payable on and from the date of possession whether physical possession of the said Flat/Unit/Apartment has been taken or not by the Purchaser. The said amounts shall be paid by the Purchaser without raising any objection thereto regularly and punctually within 72 hours to the parties of the Vendor and Developer and upon formation of the Holding Organization to such Holding Organization.
 - (f) To deposit the amounts reasonably required with the Vendor and Developer and upon the formation of the Holding Organization with such Holding Organization towards the liability for rates and taxes and other outgoings.
 - (g) To pay charges for electricity in relation to the said Flat/Unit/Apartment wholly and proportionately relating to the common parts.
 - (h) Not to subdivide the said Flat/Unit/Apartment and / or the parking Space if allotted or any portion thereof.
 - (i) Not to do anything or prevent the Vendor and Developer from making further or additional legal constructions within 8 A.M. to 6 P.M. within any working day notwithstanding any temporary disruption in the Purchaser's enjoyment of the said Flat / Unit / Apartment.
 - (j) To maintain or remain responsible for the structural stability of the said Flat/Unit/Apartment and not to do anything which can affect the structural stability of the building.
 - (k) Not to do or cause anything to be done in or around the said Flat/Unit/Apartment which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said Flat/Unit/Apartment or adjacent to the said Flat / Unit / Apartment or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
 - (l) Not to damage demolish or cause to be damaged or demolished the said Flat / Unit / Apartment or any part thereof or the fittings and fixtures affixed thereto.
 - (m) Not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandah lounge or any external walls or the fences of external doors and windows including grills of the said Flat/Unit/Apartment which in the opinion of the Vendor and Developer differs from the colour scheme of the building or deviation or which in the opinion of them may affect the elevation in respect of the exterior walls of the said building.
 - (n) Not to install grills the design of which have not been suggested and approved by the Architect.
 - (o) Not to do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Flat/Unit/Apartment or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

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- (p) Not to make in the said Flat/Unit/Apartment any structural additional and/or alterations such as beams columns partition walls etc or improvements of a permanent nature except with the prior approval in writing of the Vendor said Developer and with the sanction of the authorities concerned as and when required.
- (q) Not to use the said Flat/Unit/Apartment or permit the same to be used for any purposes except for residential and lawful purposes and shall not use for the purpose which may or is likely to cause nuisance or annoyance to co-purchasers/occupiers of the other portions of the said building or buildings or to the owners and occupiers of the neighboring premises or for any illegal or immoral purpose whatsoever.
- (r) Similarly shall not keep in the parking place anything other than private motor car or motor cycle and shall not raise or put up any kutchha or pucca constructions grilles wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be permitted.
- (s) Not to use or permit to be used the allocated car parking space for any other purpose whatsoever other than parking of its own car/cars.
- (t) Not to park any car, vehicle on the pathway or open spaces of the building or at any other place except the space allotted to Purchaser and shall use the pathways as would be decided by the Vendor.
- (u) To abide by such building rules and regulations as may be made applicable by the Vendor before the formation of the Holding Organisation and after the Holding Organisation is incorporated to comply with and / or adhere to the building rules and regulations of such holding organization.
- (v) Not to restrict the full and unrestricted enjoyment of the easements to any other owner/ occupier of the apartment and/or Car Parking Space.
- (w) The Vendor and Developer however reserves the right on the Roof to the extent of installation and / or erection of hoardings, neon signs and other signage's on the said Roof and on such parts or portions thereof wherever they deem fit and / or appropriate and all amounts which may become payable and / or receivable shall absolutely belong to the Vendor and Developer and the Purchaser hereby acknowledges that the Purchaser has no right in respect thereof EXCEPTING THAT of the remaining areas whereon the Water reservoir, open space and Lift Well, Lift Machine Rooms and other installations are situated, the same shall be deemed to remain for common purposes.
- (x) It is clarified and expressly agreed and understood that notwithstanding anything herein contained all other rights directly and/or indirectly attached to and of and in the said property and related to the said property including its further or future development by use of additional FAR as also of the open terrace above the top floor of the said building as also all the direct and indirect benefits attached to the said property shall always remain the personal and exclusive property of the Vendor and Developer and they are and shall always be entitled to and at liberty to exclusively utilize the said rights as also to the exclusive use of the said open terrace for themselves or to transfer, sell and dispose of the rights to the said terrace or portion or portions thereof to any other person. The purchaser shall not be entitled to raise any objection to such exclusive use or transfer by the Vendor and Developer of the open terrace. The only obligation of the Vendor and Developer shall be to provide in or above the open terrace space for water storage tank and/or for lift machinery and to permit restricted access thereto to the Association/society/holding organisation to be formed by the purchaser.
- (y) **HOUSE RULES :**
- (1) The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Flat/Unit/Apartment in the Building.
 - (2) Children shall not play in the public halls, stairways or elevators and shall not be permitted in the service elevators of the Building.
 - (3) No Purchaser shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other occupiers. No Occupier shall play upon or suffer to be played upon musical instrument or permit to be operated a phonograph or radio or television loud speaker in the apartment if the same shall disturb or annoy other occupants of the building. No Purchaser/Occupier shall give vocal or instrumental instruction at any time in order to reduce sound emanating from a Flat/Unit/Apartment.

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- (4) Each Owner shall keep such Flat/Unit/Apartment in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances.
- (5) No article shall be allowed to be placed in the halls or on the staircase landings or fire towers nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window sills of the Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Vendor and Developer.
- (6) No shades awnings, window guards, ventilators or air conditioning devices shall be used in or about the Building excepting such as shall have been approved by the Vendor and Developer.
- (7) Neither any sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Vendor and Developer nor shall anything be projected out of any window of the Building without similar approval.
- (8) Water-closets and other water apparatus in the Building shall neither be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of water-closets or apparatus shall be paid for by the Flat/Unit/Apartment-owner in whose apartment it shall have been caused.
- (9) No bird or animal shall be kept or harboured in the common areas of the Building.
- (10) No radio or television aerial shall be attached to or hung from the exterior of the building.
- (11) Garbage and refuse from the apartments shall be deposited in such place only in the Building and at such time and in such manner as the superintendent of the Building may direct.
- (12) No vehicle belonging to a Purchaser or to a member of the family or guest, sub-tenant or employee of a lessee shall be parked in the open space or in such manner as to impede or prevent ready access to the entrance of the Building by another vehicle.
- (13) These house rules may be added to, amended or repealed at any time by the Vendor and Developer and after formation, by the Society / Association.
- 8.3. Until formation of such Holding Organization the Vendor and Developer shall manage and maintain the said building and the common parts thereof.
- 8.4. The Purchaser hereby agrees that:
- (a) The Purchaser shall pay regularly and punctually within 7th day of every month the common expenses as described in the SIXTH SCHEDULE hereunder written at such rate as may be decided, determined and apportioned by the Vendor and Developer to be payable from the date of possession to the Vendor / Developer and upon formation and transfer of management of the building to the Holding Organization such payments are required to be made without any abatement or demand.
- (b) The proportionate rate payable by the Purchaser for the common expenses shall be decided by the Developer from time to time and the Purchaser shall be liable to pay all such expenses wholly if it relates to the Purchaser's Flat/Unit/Apartment only and proportionately for the building as a whole. The statement of account of the apportionment of the charges as prepared by the Vendor and Developer shall be conclusive and final. The Purchaser shall not be entitled to dispute or question the same provided that the billing is reasonable. In the event of the transfer of the management and administration of the said building to the Holding Organization in terms of these presents, the employees of the Vendor and Developer such as watchmen, security staff, liftmen etc. shall be employed and / or absorbed in the employment of such Holding Organization with continuity of service and on the same terms and conditions of employment with the Vendor and Developer and the Purchaser shall not be entitled to raise any objection thereto and hereby consents to the same.
- (c) After the formation of the Holding Organization the Purchaser shall pay such amounts for the aforesaid purpose as may be fixed and determined by the Holding Organization.
- (d) So long as each Flat/Unit/Apartment in the said Premises shall not be separately mutated and separated the Purchaser shall pay the proportionate share of all rates and taxes assessed on the whole premises including the charges for loss of electricity while in transmission to the Developer from the date of possession. Such proportion is to be determined by the Developer on the basis of the area of such Flat/Unit/Apartment in the said Building.
- (e) If the Purchaser fails to pay the aforesaid expenses or part thereof within time as aforesaid the Purchaser shall be liable to pay interest at the rate of 15% per annum on amount outstanding and further that if such default remains unpaid for sixty days, and the Developer or upon formation of Holding Organization, Such Holding Organization shall be at liberty to disconnect and / or suspend all

common services attached to the Purchaser's Flat/Unit/Apartment such as water supply, electricity connection, use of lifts, central antenna, etc. till such dues with interest are paid and shall also be liable to pay the common expenses for such suspension period as well as reconnection charges.

ARTICLE IX - HOLDING ORGANISATION - MAINTENANCE CHARGES

- 9.1 Immediately upon completion of the said New Building or soon thereafter the Vendor and Developer shall cause a Holding Organization, which may be a Syndicate, Association, Company, Society or Committee of the Flat/Unit/Apartment Owners (hereinafter referred to as the HOLDING ORGANISATION) with such rules and regulations as shall be determined by the Advocates and Solicitors of the Vendor and Developer and such Holding Organization will take control and will be entitled to hold the common parts and portions including the installations in the said new building and shall be responsible for rendition of common services (such common services more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written) and the Purchaser has agreed to become a member of such Holding Organization and in any event this Agreement shall be treated as the consent of the Purchaser to become a member of such Holding Organization and will be bound by the Rules and Regulations as may be framed by such Holding Organization.
- 9.2 The Purchaser consents that only the Vendor / Developer shall be entitled to constitute such Holding Organization with such terms and conditions as they think fit and proper and the Purchaser agrees to abide by such rules and regulations.
- 9.3 The Purchaser shall regularly and punctually make payment of the maintenance charges as may be determined by the Holding Organization and until such time such Holding Organization is formed the Purchaser shall be liable and agrees to make payment of such maintenance charges month by month and every month regularly and punctually to the Vendor and Developer and/or its nominee/s without raising any objection whatsoever or howsoever.
- 9.4 The Purchaser acknowledges that payment of the said maintenance charges is essential for maintaining the decency of the said new building and also for the purpose of rendition of common services and in the event of there being any default on the part of the Purchaser to make payment of such maintenance charges, though it may amount to contractual imbalance the Developer and upon formation of such Holding Organization, the Holding Organization shall be at liberty to disconnect and / or suspend all common services attached to the Purchaser's Flat/Unit/Apartment such as water supply, electricity connection, use of lifts, central antenna, etc. till such dues with interest are paid and shall also be liable to pay the common expenses for such suspension period as well as reconnection charges.
- 9.5 That it is agreed, declared and undertaken by the Purchaser that in the event of the Purchaser having taken deemed possession (as per clause 7.8 of this agreement), purchaser is liable to pay maintenance charges (as per clause 9.3 of this agreement). It is further agreed, declared and undertaken by the Purchaser that in the event of non payment of maintenance charges continuing beyond the complete usage of security maintenance deposit, the Purchaser shall be liable to pay "HOLDING CHARGES" to the Developer and/or its nominee/s (in case till such time the HOLDING ORGANIZATION has not been formed), or to the HOLDING ORGANIZATION (in case it is formed thereon) of Rs. 2,000/- (Rupees Two Thousand only) per month, till the payment of maintenance charges are regularized and brought upto date.

ARTICLE X - SINKING FUND

10. It has been agreed between the Vendor and Developer and the Purchaser that the decency of the building is to be maintained and taking into account the kind of construction and for the aforesaid purpose it has been agreed to have a Sinking Fund to be created for the purpose of meeting the capital expenses and other incidentals thereto which may be necessary from time to time in respect of the said building.

ARTICLE XI - DOCUMENTATION AND PROFESSIONAL CHARGES

11.1 Mr. Sanjay Kumar Jain, Advocate of 9, Old China Bazar Street, Kolkata- 700 001, has prepared this Agreement and shall draw all papers documents and drafts required for and/or in connection with the various common purposes relating to the said building and formation of the Holding Organization as envisaged herein and such documents containing covenants to be observed on the part of the parties hereto as in the sole discretion of the said Advocate be determined to be reasonable and the costs and expenses of the same shall be borne and paid by the Purchaser proportionately with the other Flat/Unit/Apartment owners and such costs and expenses shall be paid by the purchaser before taking physical possession of the said Flat/Unit/Apartment the Purchaser despite his/her/its obligations to pay the remuneration and fees to

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the said Advocate shall be at liberty to consult any other lawyer/advocate for any independent advice PROVIDED HOWEVER such consultation for independent advice will not absolve the Purchaser of his/her/its liability to pay the remuneration as herein provided to Mr. Sanjay Kumar Jain. The fees and / or legal charges of the Advocates for preparation of this Agreement and the Sale Deed to be executed in pursuance hereof which shall be Rs. 21,000/- (Rupees Twenty-One Thousand Only) out of which Rs. 10,500/- (Rupees Ten Thousand Only) shall be paid by the Purchaser to the Advocates by Account Payee cheques on or before the execution hereof and the balance Rs. 11,500/- (Rupees Eleven Thousand Only) on the deemed date for possession or the date of execution of the Deed of Conveyance in respect of the said Unit, whichever be earlier.

11.2 The Stamp Duty, registration charges and incidental expenses for and / or in relation to execution and registration of the Deed of Conveyance in respect of the said Flat/Unit/Apartment and for obtaining approval and consents necessary for such transfer and also any other assurances deeds required to be made for or in relation thereto shall be borne and paid by the Purchaser.

11.3 In case the Vendor and Developer fails and / or neglect to execute and register necessary Deed of Conveyance in favour of the Purchaser or its nominee/s then the Purchaser will be entitled to specific performance and other reliefs subject to payment of entire consideration money.

ARTICLE XII- TERMINATION

12.1 The Vendor and Developer shall be entitled to terminate and / or rescind this Agreement if :

- i) The Purchaser shall fail to make payment of the amounts due and payable in terms of this Agreement or
- ii) Shall commit any breach of any of the terms and conditions herein contained and on the part of the Purchaser to be paid, performed and observed.

Then on the happening of any of the aforesaid events the Vendor and Developer shall be entitled to cancel and / or rescind and / or terminate this Agreement with or without assigning any reason and upon such termination and / or cancellation the Purchaser shall cease to have any right under this agreement or in respect of the flat/unit/apartment intended to be acquired by the Purchaser excepting that upon such termination the Developer shall refund all amounts received from the Purchaser after deducting there from ten percent of the aggregate amount of consideration and the said refund shall be made by the Vendor and Developer only thereafter they have entered into an agreement for sale and transfer of the said Flat with any other person and / or persons.

ARTICLE XIII- FORCE MAJEURE

13.1 The Vendor shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Vendor and Developer to be performed and observed, if it is prevented by any of the conditions herein below -

- i) Fire/ explosion/ riot.
- ii) Natural calamity.
- iii) Slow down or strike by labour/contractor/construction agencies employed or to be employed.
- iv) Local problem and / or local disturbance.
- v) Any prohibitory order from the court, statutory agency, Municipality, Corporation, or any other authorities.
- vi) Non-availability or irregular availability of essential inputs.
- vii) Non - availability of water supply or sewerage disposal connection.
- viii) Failure on the part of CESC/WRSES for supply of electricity/ power/transformer.
- ix) Failure on the part of lift Vendor for supply and commissioning of lift/ elevator.
- x) Any other reason beyond control of the Vendor and Developer.
- xi) Any delay in getting Completion Certificate from the Competent Authority.

ARTICLE XIV- MISCELLANEOUS

14.1 It is hereby expressly agreed and declared that the dominance of the parties hereto is to sell and transfer the said Flat/Unit/Apartment to the Purchaser in terms of this agreement and it is not the intention for this agreement, be construed to mean, rendering any services.

14.2 The right of possession of the Purchaser in respect of the said Flat/Unit/Apartment shall arise only upon the Purchaser's fulfilling all the obligations as are contained in this agreement.

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- 14.3 The Purchaser shall not be entitled to transfer, let out, mortgage, grant lease in respect of the said Flat/Unit/Apartment without the consent in writing of the Developer till such time the Purchaser has fulfilled all the obligations and the possession of the said Flat/Unit/Apartment has been obtained by the Purchaser.
- 14.4 It is agreed that the Purchaser within the 12 months from the date hereof is not entitled to assign and / or transfer his/her/its rights under this Agreement relating to the said Flat/Unit/Apartment to any party including the Vendor and Developer.
- 14.5 It is agreed that in the event the Purchaser intends to assign and / or transfer his/her/their rights relating to the said Flat/Unit/Apartment under this agreement shall first offer to the Vendor and Developer herein to repurchase/reacquire the rights agreed to be assigned and / or transferred under this agreement in favour of the Purchaser at the market value of the said Flat/Unit/Apartment or such value for which the parties herein agreed to and it is only upon refusal in writing by the Vendor and Developer within 15 days from the date of offer by the Purchaser (hereinafter referred to as 'OPTION NOTICE' the Purchaser shall be entitled to assign and transfer the benefits of this agreement upon making the payments of all the amounts agreed to be paid by the Purchaser to the Vendor and Developer in terms of this Agreement and it is hereby further agreed that the Purchaser will be entitled to sell transfer assign the rights title and interest in the said Flat/Unit/Apartment to the third party only at the price and the terms and conditions at which the purchaser have offered the same to the Vendor and Developer.
- 14.6 It is also agreed that in the event only after the Vendor and Developer herein refused to repurchase / reacquire the rights relating to the said Flat/Unit/Apartment agreed to be assigned and / or transferred under this agreement in favour of the Purchaser for whatsoever reason, the Purchaser may assign and/or transfer his/her/its/their rights relating to the said Flat/Unit/Apartment under this agreement to any third party only upon the payment of the charges/fees for the documentation a sum of Rs. 25,000/- lump sum as such assignment / transfer hereinafter referred as the TRANSFER FEES to the Vendor and Developer and simultaneously the Vendor and Developer upon the receipt of the said Transfer Fees shall allow the said transfer, subject to the said transfer shall be coupled with the undertaking of the third party to observe/fulfill the obligations to be observed/fulfilled by the Purchaser herein.
- 14.7 The right of the Purchaser shall remain restricted to the said Flat/Unit/Apartment and in no event the Purchaser shall be entitled and hereby agree not to claim any right in respect of the other parts or portions of the said building and the said premises or any part or portion thereof.
- 14.8 It is hereby agreed and clarified that the right of the Purchaser shall remain restricted to the said Flat/Unit/Apartment and proportionate share in all common parts portions areas and facilities and the Purchaser shall not entitled to claim any right over and in respect of the other portions of the said premises or the building and in the event of the Vendor and Developer deciding to make any further constructions on any other parts and portions of the said Premises, after taking permission/approval from the Competent Authority, the Purchaser shall agree not to raise any objection.
- 14.9 The Building at the said premises shall be known by the name of "EDEN TOLLY SIGNATURE PLUS" and the said name shall not be changed under any circumstances.
- 14.10 The Purchaser shall be liable and agree to make payment of the amounts payable on account of the Service Tax / Sales Tax/ VAT or any other statutory liability in respect of the said flat without raising any objection whatsoever or howsoever. The Service Tax shall be been charged as per current prevailing Service Tax Rates on the consideration amount, for the said flat and the car parking space. The Developer shall collect the said service amount from the Purchaser and shall deposit with the revenue authorities. The Purchaser shall be liable to pay the said amount of service tax as well as any other outgoing relating to service tax, if imposed in future, in case of any change in the rates for the same.
- 14.11 This Agreement is being signed in duplicate and each of them would be treated as the original. The Purchaser has assumed the obligation to cause this Agreement to be stamped and registered at his/her/its/their own cost and the Vendor and Developer will remain present for the purpose of presenting this Agreement for registration in the event of the Purchaser requiring the same to be registered and the stamp duty, registration charges and other expenses incidental thereto shall be paid, borne and discharged by the Purchaser.
- 14.12 The Purchaser shall bear and pay for the Stamp Duty and registration charges. It shall be the responsibility of the Purchaser to get the Agreement registered and the Vendor and Developer will appear before the authorities for admitting the registration of this Agreement. The Purchaser shall be liable to pay the Stamp Duty and registration charges for the execution and registration of the Deed of Conveyance.

- 14.13 This Agreement is personal and the Purchaser shall not be entitled to transfer, let out, mortgage, grant lease in respect of the said Flat/Unit/Apartment without the consent in writing of the Vendor and Developer until such time the full amount of consideration has been paid by the Purchaser to the Vendor and Developer and the Purchaser performing and observing all the other terms and conditions herein contained and on the part of the Purchaser to be performed and observed PROVIDED HOWEVER after the full payment of the entire consideration amount the Purchaser shall be entitled to let out, grant lease and / or mortgage and / or in any way deal with the said Flat/Unit/Apartment for which no further consent of the Vendor and Developer shall be required.
- 14.14 For the purpose of acquiring the said Flat/Unit/Apartment in the aforesaid Building the Purchaser will be entitled to apply for and obtain financial assistance from banks and other financial institutions but in no event the Vendor and Developer will be liable or assume any liability for such loans and granting of any loan will always be subject to the terms and conditions herein contained.
- 14.15 The Vendor & Developer and the Purchaser has entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between them the or to be construed as a joint venture or joint ventures between them nor shall they constitute an association of persons. Each party shall keep the other party duly indemnified from and against the same.
- 14.16 This Agreement contains the entire Agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this Agreement be terminated or waived except by written consent by both the parties. The Purchaser acknowledges upon signing this agreement no conditions, stipulation, representations, guarantees or warranties have been made by the Vendor and Developer other than what is specifically set forth herein. In the event of any of the clauses becoming void and / or unenforceable then and in that event the other clauses shall survive.
- 14.17 This Agreement supersedes all other agreements arrangements, understanding or brochure and in no event the Purchaser shall be entitled to set up any oral Agreement.
- 14.18 The Purchaser has agreed to keep in deposit an amount as and by way of Sinking Fund / Development Fund with the Vendor and Developer and/or their nominee and/or the Holding Organization as hereinbefore provided and such amount to be utilized and / or is likely to be utilized for meeting any capital expenditure which may be necessary and / or required for the benefit of all the Purchaser of the various Flat/Unit/Apartment of the said Building at the said Premises.

ARTICLE XV - NOTICE

- 15.1 All notices under this Agreement shall be given in writing, postage prepaid, by personal delivery, or by a reputable national overnight courier, at the address listed below. Notices will be deemed delivered within twenty four (24) hours of dispatch if sent via facsimile / email and within 72 (Seventy-two) hours of dispatch in the event of the same being sent via prerecorded delivery, personal delivery, or by a reputable national overnight courier, at the address listed below. The address for such purposes is :

To the Vendors & Developers

Address : M/s. Nortech Property Private Limited & Others
6/C, Elgin Road, 4th Floor,
Oriental House, Kolkata - 700 020.

To the Purchaser

Address : _____

ARTICLE XVI - ARBITRATION

- 16.1 All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to sole arbitration of Mr. Sergey Kumar Jain, Advocate, of 9, Old China Bazaar Street, Kolkata-700 001 in accordance with the provisions of the Arbitration and Conciliation Act 1996 or any other modification or enactment thereto for the time being in force.
- 16.2 The Vendor/ Developer and the Purchaser shall not commence legal proceedings or to have any Receiver appointed in the said premises or the said building unless the same is first referred to arbitration and the Arbitrator has given his award.

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- 16.3 The Arbitrator shall have summary powers.
 16.4 The Arbitrator shall have the right to give interim awards and directions.

ARTICLE XVII - JURISDICTION

- 17.1 Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT piece and parcel of land measuring more or less 37 Kattaks 01 Chittaks 15 Sft situated within Mouza - Ramchandrapur, Pargana - Magura, Police Station - Formerly Thakurpukur and now Haridevpur, appertaining to L. R. Dag No. 25 under L. R. Khatian No. 3434, 3432, 3433, 3437, 3438, 3439, 3440 R.S. Dag No. - 16 under R.S. Khatian no. - 174, R.S. No. - 334, J. L. No. - 31, Touzi No. - 41631, being Premises no. - 344/1, Mahatma Gandhi Road, Kolkata - 700104, District- 29 Parganas (south), under K.M.C. Ward No. - 142, which is buried and bounded as follows:-

ON THE NORTH : Land of Tapan Patra & Others and Land of R. S. Dag No. 13 & 14.
 ON THE SOUTH : Land of R. S. Dag No. 17 & 20.
 ON THE EAST : 32' wide Mahatma Gandhi Road.
 ON THE WEST : Land of R. S. Dag No. 15.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID PROPOSED FLAT AND THE PROPERTIES APURTEMENT THERETO)

ALL THAT the Flat/Unit in or portion of the New building being Unit No. --- containing a Super built-up area of --- - Square Feet, more or less on a portion of the ----- FLOOR in the New building now known as " EDEN TOLLY SIGNATURE PLUS" at the said premises and shown in the plan annexed hereto duly bordered in 'RED' thereon TOGETHER WITH right to park one small/medium sized motor car on the ground floor of the said premises to be specifically allotted and demarcated by the Vendor at the time of possession TOGETHER WITH proportionate undivided and demarcated indivisible impartible share in the Common Areas and Installations mentioned and described in the Third Schedule hereunder written attributable to the said Unit AND TOGETHER WITH proportionate undivided undemarcated indivisible impartible share in the land described and mentioned in the First Schedule hereinabove written attributable to the said Unit.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Parts and Portions)

1. The foundation, columns, beams, support, corridors, lobbies, stair, stairways landings, entrances, exits and pathways.
2. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
3. The durwans & maintenance staff rest room with electrical wiring, switches and points, fittings and fixtures.
4. Transformer, electrical wiring, meters, fittings and fixtures for lighting the staircase lobby and other common areas excluding those as are installed for any particular Flat/Unit/Apartment and spaces required therefore.
5. Windows/doors/grills and other fittings of the common area of the premises.
6. Passenger lifts/ elevators with all machineries, accessories and equipments (including lift machine rooms) and lift wells for installing the same and lift lobbies on all floors.
7. Electrical Sub-Station, Electrical Control Panels and accessories, subject to necessary permissions.
8. Water Pump and common pumping installations for pumping of water from underground water tanks to the reservoirs on the roof.
9. Standby diesel generator set for common lights as well as for operation of lifts and pumps during power failure and room/space therefore.

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10. Drainage and Sewerage evacuation pipes from the Units to drains and sewers common to the New Building.
11. Outer walls of the New Building, foundation walls, Boundary Walls and Main gate to the New Building and the premises.
12. Overhead Water Tank and underground water reservoir with distribution pipes there from connecting to different Units, if any, and from the underground water reservoir to the over-head water tanks.
13. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open spaces in or about the said Premises and / or the building as are necessary for passage to or use and occupancy of the Flat/Unit/Apartment as are necessary.
14. The entire roof shall be common to the flat owners, except the portion of roof, specifically allotted to any flat buyer.
15. Community Hall.
16. Swimming Pool (for children).
17. Gymnasium.
18. Sky Lounge on the Roof Top
19. Children's Play area.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Consideration Amount)

PART - I

The consideration payable by the Purchaser to the Vendor/ Developer for sale of the said Unit and proportionate undivided share in the common areas and installation and the said share in the said premises shall be as follows:-

Consideration money for the said Flat/Unit
Together with right to park one small/ medium
sized motor car on the **Open/ Covered** car Parking
space at the said premises.

Rs. _____/- *

(Rupees only)

* Excluding Service Tax which shall be payable by the Purchaser to the Vendor, as applicable, as per prevailing rates.

PART - II

The amount mentioned in **PART-I** hereinabove shall be paid by the Purchaser to the Vendor in instalment as follows:

1)	On Booking of the Flat/unit	--	10	%
2)	On execution of this of Agreement	--	10	%
3)	On completion Piling Work	--	15	%
4)	On completion of 1 st Floor Slab	--	15	%
5)	On completion of 4 th Floor Slab	--	05	%
6)	On completion of 6 th Floor Slab	--	05	%
7)	On completion of 8 th Floor Slab	--	05	%
8)	On completion of 10 th Floor Slab	--	05	%
9)	On completion of Roof Casting	--	05	%
10)	On completion of Brick Work	--	10	%
11)	On completion of Flooring in the flat	--	10	%
12)	On or before the date of possession	--	05	%

2) Time for payment shall always be the essence of these presents

3) All payments shall be paid at the registered office of the Owner/Developer and all cheques shall be payable in favour of **M/S. NORTECH PROPERTY PRIVATE LIMITED** against proper receipts being granted by the Vendor, it being expressly agreed that the Purchaser shall not be entitled and agree not to set up any oral agreement regarding the payments and due performance and observance of the terms and conditions herein contained or regarding any

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verification or modification of the terms and conditions herein contained unless confirmed by the Developer as the case may be in writing.

4) The Purchaser has also agreed to pay to the Vendor and Developer and/or its nominee in addition to the consideration hereinabove proportionately all applicable statutory outgoings and expenses, including all charges and costs for any alterations in the said Unit or any other extra facilities / specifications in construction etc. which the Vendor and Developer may on a later date decide to provide which is presently not taken into consideration.

5) In addition to the aforesaid consideration, the Purchaser shall also deposit with the party Vendor and Developer and/or their nominee the amounts (details of which are mentioned in the SEVENTH SCHEDULE hereunder written) and payment of such amounts shall be made at or before taking possession of the said Unit.

6) In the event of non payment of any of the amounts agreed to be paid by the Purchaser, the Purchaser shall be liable and Vendor and Developer shall be entitled to interest at the rate of 18 % per annum and this will be without prejudice to any of the other rights and contentions which Vendor and Developer may have against the Purchaser including the right of termination of this Agreement as heretofore provided.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specifications)

Structure	: RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco .
Brickwork	: Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC) Blocks used for better quality, thermal insulation, reduction of damp.
Elevation	: Modern elevation, conforming to contemporary designs.
External Finish	: Paint by certified Nerolac/Aston Paints/Berger applicator , and other effects as applicable.
Lobby	: Beautifully decorated & painted lobby
Doors & Hardware	: Quality wooden frames with solid core flush doors. Door handles of Godrej/Hafele . Main door with premium stainless steel handle and eyehole . Main Door Lock by Godrej .
Internal finish	: High Quality Putty for a good finish.
Windows	: Colour anodised / Powder coated aluminum sliding windows with clear glass (using high quality aluminum) and window sills. Large Aluminum Windows in Living Room/Balcony.
Flooring	: Vitrified Tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Ceramic tiles in toilets.
Kitchen counter	: Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
Toilets	: Hot and Cold water line provision with CPVC pipes. CP fittings including Health faucet, Hot & Cold Mixer, single lever Diverter * of Jaguar / Kohler. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern with eco-friendly dual flush* and basin of Kohler/Parryware . Waste Pipes of Supreme/Skipper . Washing Machine Point.
Elevator	: Passenger Lifts of Kone .
Electricals	: all Concealed Polycab/Mesrab/RR Kabel copper wiring with modular switches of Anchor Rama/Schneider Electric .

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- b) TV & Telephone points in master bedroom and living room.
 - c) Two Light Points, one Fan Point, two SA points in all bedrooms
 - d) One 15A Geyser point in All Toilets
 - e) One 15A & one 5A points, 5A refrigerator point, and exhaust fan points in kitchen
 - f) One AC point in all bedrooms
 - g) Modern MCBs and Changeovers of *Havells/HPL/Schneider Electric*
- Water Supply** : Suitable Electric Pump will be installed at Ground Floor to deliver water to overhead reservoir from Underground reservoir.
- Landscape** : Professionally designed and executed landscaping.
- Generator** : 24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.
- Security** : CCTV Cameras*, Intercom facility and 24/7 Security Personnel.
- Open Terraces** : Developed Open Terrace.

* The specified brands are mentioned to give an indication of the quality, the Vendor will provide. In case of unavailability of materials/ brands or any other circumstances, the developer is not legally liable to provide the same brand and may instead provide material from a brand of similar quality level.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Maintenance Charges)

1. **MAINTENANCE** : All costs and expenses for maintaining, white-washing, painting, repainting, repairing, renovating, redecorating, renewing and replacing the main structure, all the Common Areas and installations common machineries, equipments installations and accessories for common services utilities and facilities (including the outer walls of the New Building) gutters and water pipes, drains and electric cables and wires in, under or upon the New Building, staircase of the New Building and the boundary walls of the New Building.
2. **OPERATIONAL** : All expenses for running and operating, working and maintenance of all machineries, equipments, installations and accessories for common facilities and utilities (including generator, lifts, water pump with meter etc.) and all costs for cleaning and lighting the main entrance passage, landings, staircase and other common areas of the New Building and keeping the adjoining side space in good and repaired condition.
3. **STAFF** : The salaries of and all other expenses on the staff (including janitors/officers, clerks, bill-collector, liftman, chowkidars, gardener, sweepers, caretakers, electrician plumbers and other persons) to be employed for the common purposes (including bonus and other emoluments and benefits).
4. **ASSOCIATION** : Establishment and all other expenses of the association or cooperative society (including its formation) and also similar expenses of the Vendor or any agency looking after the Common Purposes until handing over the same to the Association.
5. **TAXES** : Municipal and other rates, Sales Tax, VAT, Service Tax and any other Tax and levies and all other outgoings in respect of the said premises (save those assessed separately in respect of any unit).
6. **COMMON UTILITIES**: Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
7. **RESERVES** : Creation of funds for replacement, renovation and/or other periodic expenses.
8. **OTHERS** : All other expenses and/or outgoings including litigation expenses as are incurred by the Vendor and/or the Association or Holding Organisation for the Common Purposes.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:
(Extra Charges & Deposits)

- 1) The full amount of Security Deposit and other costs payable to the CESC/WBSEB, for giving direct electric meter in respect of the said unit and proportionate share of the total amount of Security Deposit and other costs payable to the CESC/WBSEB for the electric meters for maintenance running and operating any common area or installation.

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- 2) Costs, charges and expenses for electrical sub-station, H.T Line, wiring, cables and other related equipments and accessories including their installations, being Rs. 75/- (Rupees Seventy-Five Only) per square feet.
- 3) Costs, charges and expenses for generator and other related equipments and accessories including installation of the same for supply of power in each unit (including the said Unit) from such generator during power failure, being Rs. 50/- (Rupees Fifty Only) per square feet.
- 4) Costs charges and expenses for formation of the Association being Rs. 5,000/- (Rupees Five Thousand Only)
- 6) Betterment fees, development charges and other levies Sales Tax, VAT, Service Tax and any other Tax duties and statutory liabilities that may be charged on the premises or the said Unit or on its transfer or construction in terms hereof partially or wholly, as the case may be.
- 7) In addition to the Extras and Deposits the purchaser shall also deposit and / or keep deposited with the Vendor/ Developer/facility management company (duly appointed by the Vendor and Developer), a sum calculated @ Rs. 54/- (Rupees Fifty-Four Only) per square feet of the super built-up area of the said Unit, towards common expenses to remain in deposit with the Vendor/ Developer/facility management company to meet there from in the event of default by the Purchaser, in making payment of the maintenance charges and proportionate liability towards the other common expenses (including those mentioned in the SIXTH SCHEDULE hereinabove written) in terms hereof.
- 8) In addition to the aforesaid Extras and Deposits the purchaser shall also deposit and/or keep deposited with the Vendor/ Developer/facility management company (duly appointed by the party of the Vendor and Developer), a sum calculated @ Rs. 50/- (Fifty only) per square feet of the super built-up area of the said Unit, towards Sinking Fund.
- 9) In addition to the aforesaid Extras and Deposits the purchaser shall also pay the Service Tax on aforesaid Extras and Deposits as per prevailing Service Tax rates.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

NORTECH PROPERTY PRIVATE LIMITED


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SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1.

2.

.....
SIGNATURE OF VENDOR.....
SIGNATURE OF DEVELOPER.....
SIGNATURE OF PURCHASER

RECEIVED of and from the within named purchaser within
mentioned sum of Rs. /- (Rupees Only)
being the consideration amount in PART as per memo below:-

MEMO OF CONSIDERATION

1.	By Cheque No. ----- dated ----- drawn on ----- -	Rs. -----
2.	By Cheque No. ----- dated ----- drawn on ----- -	Rs. -----
TOTAL AMOUNT RECEIVED		Rs. -----

Witness:

NORTECH PROPERTY RESIDENTIAL


Authorized Signature

DATED ----- DAY OF ----- 2015

AGREEMENT FOR SALE

BETWEEN

M/S. NORTECH PROPERTY PRIVATE LIMITED & OTHERS

-----VENDOR/ DEVELOPER

&

MR. -----

-----PURCHASER

EDEN TOLLY SIGNATURE PLUS

FLAT/ UNIT NO. -----

----- FLOOR.

NORTECH PROPERTY PRIVATE LIMITED -----


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