

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** executed on the \_\_\_\_\_ day of \_\_\_\_\_ (Month) 20\_\_ (Year)

**BY AND BETWEEN**

RCON [PAN- AAQFR6566A], a Partnership Firm, having its Office at Reckjoani, Rajarhat, Kolkata- 700 135 under Post and Police Station of Rajarhat in the District of North 24-Parganas, consisting of 3 (three) Partner's namely (1) SRI PRANAB KUMAR RAY CHAUDHURI @ SRI PRANAB ROYCHOUDHURI [PAN- APOPR3675P], son of Late Nanu Roy Chaudhury @ Mrinal Roychowdhury, residing at Reckjowani under Post and Police Station of Rajarhat, Kolkata- 700135 in the District of North 24-Parganas (2) SMT. CHANDRANI DUTTA [PAN AFTPD0031]], wife of Sri Sabyasachi Dutta, residing at Reckjoani, Ghosh Para under Post and Police Station of Rajarhat Kolkata- 700135 in the District of North 24-Parganas & (3) SRI BIKRAM DAS [PAN- AMPPD1706K], son of Sri Dinesh Das, residing at Naipukur under Post

& Police Station of Rajarhat, Kolkata- 700135 in the District of North 24-Parganas, hereinafter called and referred to as the **VENDOR/DEVELOPER** (which expression shall unless excluded or repugnant to the subject or context be deemed to include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns), of the **FIRST PART.**

**RCON**  
*Pranab Mr. Roychowdhury*  
Partner

**AND**

Mr./Mrs. \_\_\_\_\_ (, son/daughter of \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_ (PAN \_\_\_\_\_) hereinafter called the ALLOTTEE/PURCHASERS (which term or expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) of the SECOND PART. The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

**DEFINITIONS :**

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

- a) "**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017);
- b) "**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- c) "**Regulations**" means the Regulation made under the West Bengal Housing Industry Regulation Act, 2017;
- d) "**Section**" means a section of the Act.
- e) Words defined in Schedule shall have the meaning mentioned therein.

**WHEREAS :**

The Developer/Promoter is the absolute and lawful owner of the Land measuring 121 (eleven) Decimals under Dag No. 1280 measuring an area of 11 (eleven) Decimals and measuring an area of 06 (six) Decimals under Dag No. 1282 conjointly measuring an area of 17 (seventeen) Decimals of landed property, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet in the District of North 24-Parganas and since possessed on 26.06.1962 said Chunilal Nath due to various necessity transferred the said landed property measuring an area of said 17 (seventeen) Decimals under both of the dags unto or in favour of Bijoy Krishna Biswas by way of sale and said Deed of Sale was registered at Sub-

Registry Cossipore Dum Dum and recorded under Book No.- I, Volume No.- 77, Pages- 226 to 229, being No.- 5571 for the year 1962 and the Owner No. 1 herein nominated said Attorney by virtue of a Power of Attorney on 09.10.2017 registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No. 1523-2017, Pages- 11706 to 11730, being No. 152300314 for the year 2017 as well as another Power of Attorney recorded under Book No.- I, Volume No. 1523-2019, Pages- 39550 to 39583, being No. 152300763 for the year 2019 AND Owner No. 2 herein nominated said Attorney by virtue of a Power of Attorney on 22.09.2014 registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No. 17, Pages- 3972 to 3990, being No. 10595 for the year 2014 AND Owner No. 3 herein nominated said Attorney by virtue of a Power of Attorney on 09.10.2015 registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No. 1523-2015, Pages- 160238 to 160264, being No. 152311437 for the year 2015 AND Owner No. 4 herein nominated said Attorney by virtue of a Power of Attorney on 09.02.2017 registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No. 1523-2017, Pages- 28755 to 28777, being No. 152300932 for the year 2017 AND Owner No. 5 herein nominated said Attorney by virtue of a Power of Attorney on 09.02.2017 registered at

A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No. 1523-2017, Pages- 25778 to 28800, being No. 152300933 for the year 2017

**AND WHEREAS** one Sailendra Nath Nath son of Bihari Lal Nath was the owner in respect of ALL THAT piece and parcel of landed property measuring an area of 12 (twelve) Decimals under Dag No. 1281, lying and

situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet in the District of North 24-Parganas and since possessed on 13.03.1968 said Sailendra Nath for several needs sold, conveyed and/or transferred the said landed property measuring an area of said 12 (twelve) Decimals unto or in favour of Bijoy Krishna Biswas and said Deed of Sale was registered at Sub-Registry Cossipore Dum Dum and recorded under Book No.- I, Volume No.- 36, Pages- 160 to 162, being No.- 2208 for the year 1968;

**AND WHEREAS** by virtue of two registered deeds being No. 5571/1962 and 2208/1968 duly purchased the stated property said Bijoy Krishna Biswas became

the sole owner in respect of the said piece and parcel of BAGAN landed property measuring an area of  $11 + 06 + 12 = 29$  (twenty-nine) Decimals more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 under Khatian No. 718, Hal- 836 comprised in Hal Dag No.- 1280, 1281 & 1282 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet in the District of formerly 24-Parganas and presently North 24-Parganas;

**AND WHEREAS** said Bijoy Krishna Biswas having two marriage and considering first marriage upon wedlock there was/is only one daughter namely, Arati Biswas and said first wife of Bijoy Krishna Biswas passed away during life time of said Bijoy Krishna Biswas and after demise of said first wife, said Bijoy Krishna Biswas have second marriage with Smt. Mina Rani Biswas upon wedlock there were/are 3 (three) sons namely, (1) Shyama Charan Biswas, (2) Shakti Biswas & (3) Goutam Biswas and 4 (four) daughters namely, (1) Bharati Biswas, (2) Sumita Biswas, (3) Krishna Biswas & (4) Mamata Biswas and thus, it appears that the said Bijoy Krishna Biswas having total family members i.e. (1) SMT. MINA RANI BISWAS (wife), (2) SRI SHYAMA CHARAN BISWAS (son), (3) SRI SHAKTI BISWAS (son), (4) SRI GOUTAM BISWAS (son), (5) ARATI BISWAS (daughter), (6) BHARATI BISWAS (daughter), (7) SUMITA BISWAS (daughter), (8) KRISHNA BISWAS (daughter) & (9) MAMATA BISWAS (daughter) and no others and absolutely seized and possessed the same with all transferable right title and/or interest in respect of the said property;

**AND WHEREAS** since possessed during life time said Bijoy Krishna Biswas created his maximum proportionate ownership landed property in certain plots in different measurement with a view to desire to distribute the same upon his sons and daughters duly kept certain portion of the land as to use egress and ingress for the purpose of entrance of the said plots of land and decided to transfer the maximum portion of the landed property unto or in favour of his sons and daughters and therefore, Bijoy Krishna Biswas (since deceased) created his said landed property in several individual plots with a view to transfer the same unto or in favour of his sons and daughters by way of gift and such plots duly marked as PLOT- 'A', - 'B', - 'C', - 'D', - 'E', - 'F' - 'G', & 'I';

**AND WHEREAS** by virtue of registered Deed of Gift (Bengali Dan Patra) said Bijoy Krishna Biswas (since deceased) transferred by way of Gift (Bengali Dan

Patra) measuring an area of 02 (two) Cottahs 01 (one) Chittacks 24 (twenty four) Sq. Ft. more or less under Khatian No. 836 comprised in Dag No. 1281 equivalent to 3.46 Decimals more or less duly determined as **PLOT- F** unto or in favour of his daughter Smt. Krishna Biswas, which registered on 16.12.1998 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 137, Pages- 221 to 226, being No. 5226 for the year 1998;

**AND WHEREAS** by virtue of Deed of Sale said Bijoy Krishna Biswas sold, conveyed and/or transferred 02 (two) Cottahs 05 (five) Chittacks landed property together with structure measuring an area of 620 (six hundred twenty) Sq. Ft. more or less under Dag No. 1282 unto or in favour of Bharati Biswas and another, which registered on 16.12.1998 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 137, Pages- 227 to 232, being No. 5227 for the year 1998;

**AND WHEREAS** by virtue of registered Deed of Gift (Bengali Dan Patra) said Bijoy Krishna Biswas (since deceased) transferred by way of Gift (Bengali Dan Patra) measuring an area of 0.06 (satansha) equivalent to 24.24 Sq. Ft. more or less under Dag No. 1280 and measuring an area of 03 (three) Decimals equivalent to 01 (one) Cottah 13 (thirteen) Chittacks 1.8 (one point eight) Sq. Ft. more or less under Dag No. 1281 conjointly measuring an area of 3.06 Decimals equivalent to 01 (one) Cottah 13 (thirteen) Chittacks 27 (twenty seven) Sq. Ft. more or less unto or in favour of his daughter Smt. Sumita Biswas, which registered on 16.12.1998 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 137, Pages- 239 to 244, being No. 5229 for the year 1998;

**AND WHEREAS** by virtue of registered Deed of Gift (Bengali Dan Patra) said Bijoy Krishna Biswas (since deceased) transferred by way of Gift (Bengali Dan Patra) measuring an area of 02 (two) Cottahs more or less under Dag No. 1282 as determined PLOT- E, which registered on 16.12.1998 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 137, Pages- 245 to 250, being No. 5230 for the year 1998 and said Bijoy Krishna Biswas further gifted 01 (one) Cottah 12 (twelve) Chittacks 22 (twenty two) Sq. Ft. more or less under Dag No. 1281 as determined PLOT- I i.e. total area of 03 (three) 12 (twelve) Chittacks 22 (twenty two) Sq. Ft. more or less unto or in

favour of Mamata Biswas, which registered on 21.06.1999 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 59, Pages- 109 to 114, being No. 2360 for the year 1999 and duly accepted the said gift from her father said Mamata Biswas become the sole owner in respect of said 03 (three) 12 (twelve) Chittacks 22 (twenty two) Sq. Ft. more or less and absolutely seized and possessed the same with all transferable right title and/or interest in respect of the said property;

**AND WHEREAS** since possessed said Mamata Biswas by virtue of registered Deed of Gift (Bengali Dan Patra) transferred the landed property measuring an area of 03 (three) 12 (twelve) Chittacks 22 (twenty two) Sq. Ft. more or less i.e. measuring an area of 02 (two) Cottahs under Dag No. 1282 as determined PLOT-E and 01 (one) Cottah 12 (twelve) Chittacks 22 (twenty two) Sq. Ft. more or less under Dag No. 1281 as determined PLOT-I, by way of Gift (Bengali Dan Patra) unto or in favour of her brother Sri Sakti Biswas, which registered on 19.08.2014 at D.S.R.-II, Barasat, North 24-Parganas and recorded under Book No.- I, being No. 4559 for the year 2014;

**AND WHEREAS** since possessed said Bijoy Krishna Biswas (since deceased) transferred the **PLOT- A** measuring an area of 01 (one) Cottah 12 (twelve) Chittacks 41 (forty one) Sq. Ft. more or less unto or in favour of one of his son namely, Sri Saktipada Biswas i.e. 02.98 Decimals under L.R. Khatian No. 4840 comprised in R.S. Dag No. 1280 by way of Gift (Bengali Dan Patra), which registered on 14.01.2000 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 9, Pages- 53 to 60, being No. 314 for the year 2000;

**AND WHEREAS** similarly by virtue of another registered Deed of Gift (Bengali Dan Patra) said Bijoy Krishna Biswas (since deceased) gifted **PLOT-B** measuring an area of 20 (twenty) Sq. Ft. more or less under Khatian No. 855 comprised in Dag No. 1281 and measuring an area of 01 (one) 12 (twelve) Chittacks 29 (twenty nine) Sq. Ft.] and under Khatian No. 836 comprised in Dag No. 1280 (measuring an area of 20 Sq. Ft.) unto or in favour of Sri Goutam Biswas, which registered on 14.01.2000 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 9, Pages- 61 to 63, being No. 315 for the year 2000;

**AND WHEREAS** by virtue of another registered Deed of Gift (Bengali Dan Patra) said Bijoy Krishna Biswas (since deceased) transferred another landed property as determined **PLOT- C** measuring an area of 01 (one) 12 (twelve) Chittacks 40 (forty) Sq. Ft. more or less under Khatian No. 836 comprised in Dag No. 1281 (measuring an area of 02 Chittacks 30 Sq. Ft.) and Khatian No. 855 comprised in Dag No. 1280 (measuring an area of 1 Cattah 10 Chittacks 10 Sq. Ft.) unto or in favour of Sri Shyama Charan Biswas, which registered on 14.01.2000 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 9, Pages- 69 to 75, being No. 316 for the year 2000;

**AND WHEREAS** by virtue of a registered Deed of Sale Bharati Biswas and another sold, conveyed and/or transferred ALL THAT piece and parcel of landed property measuring an area of 02 (two) Cottahs 05 (five) Chittacks more or less together with structure measuring an area of 620 (six hundred twenty) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 under Khatian No. 855 comprised in Dag No. 1282 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of Sri Soumen Chakrabarty and said Deed of Sale was registered on 17.07.2006 at A.D.S.R. Bidhan Nagar, Salt Laje City, Kolkata and recorded under Book No.- I, Volume No.- 493, Pages- 16 to 26, being No.- 8202 for the year 2006;

**AND WHEREAS** by virtue of a registered Deed of Sale said Krishna Biswas sold, conveyed and/or transferred ALL THAT piece and parcel of landed property measuring an area of 02 (two) Cottahs 01 (one) Chittacks 24 (twenty four) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 under Khatian No. 855 comprised in Dag No. 1281 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of Sri Prabhat Kumar Mukherjee and said Deed of Sale was registered on 30.10.2013 at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 18, Pages- 6069 to 6084, being No.- 12463 for the year 2013;

**AND WHEREAS** by virtue of registered Deed of Gift (Bengali Dan Patra) Sumita Biswas @ Sumita Das transferred by way of Gift (Bengali Dan Patra) measuring

an area of 0.06 (satansha) equivalent to 24.24 Sq. Ft. more or less under Dag No. 1280 and measuring an area of 03 (three) Decimals equivalent to 01 (one) Cottah 13 (thirteen) Chittacks 1.8 (one point eight) Sq. Ft. more or less under Dag No. 1281 conjointly measuring an area of 3.06 Decimals equivalent to 01 (one) Cottah 13 (thirteen) Chittacks 27 (twenty seven) Sq. Ft. more or less unto or in favour of his brother Sri Shyama Charan Biswas, which registered on 10.02.2014 at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 2, Pages- 12985 to 13004, being No. 01370 for the year 2014;

**AND WHEREAS** by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] Smt. Mamata Biswas on 11.05.2018 sold, conveyed and/or transferred ALL THAT piece and parcel of BAGAN landed property measuring an area of 26 (twenty six) Satangsha under Dag No. 1280 and measuring an area of 32 (thirty two) Satangsha under Dag No. 1281 conjointly measuring an area of 58 (fifty-eight) Satangsha equivalent to 05 (five) Chittacks 33 (thirty-three) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas and said Deed of Sale was registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 1523-2018, Pages- 190371 to 190399, being No.- 152305441 for the year 2018;

**AND WHEREAS** by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] Sri Shyama Charan Biswas, Sri Goutam Biswas, Smt. Mina Rani Biswas and Krishna Biswas on 23.05.2018 sold, conveyed and/or transferred ALL THAT piece and parcel of landed property measuring an area of 2.50 (two point fifty) Decimals equivalent to 01 (one) Cottah 08 (eight) Chittacks 09 (nine) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas and said Deed of Sale was registered at A.D.S.R. Rajarhat and recorded under Book No.-



I, Volume No.- 1523-2018, Pages- 200714 to 200750, being No.- 152305783 for the year 2018;

**AND WHEREAS** by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] Smt. Sumita Das @ Sumita Biswas on 27.06.2018 sold, conveyed and/or transferred ALL THAT piece and parcel of landed property measuring an area of 26 (twenty six) Satangsha under Dag No. 1280 and measuring an area of 32 (thirty two) Satangsha under Dag No. 1281 conjointly measuring an area of 58 (fifty-eight) Satangsha equivalent to 05 (five) Chittacks 33 (thirty-three) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas and said Deed of Sale was registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 1523-2018, Pages- 242993 to 243021, being No.- 152307157 for the year 2018;

**AND WHEREAS** by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] Arati Biswas on 29.08.2018 sold, conveyed and/or transferred ALL THAT piece and parcel of landed property measuring an area of 26 (twenty six) Satangsha under Dag No. 1280 and measuring an area of 31 (thirty one) Satangsha under Dag No. 1281 conjointly measuring an area of 57 (fifty-seven) Satangsha equivalent to 05 (five) Chittacks 30 (thirty) Sq. Ft. more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas unto or in favour of RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas and said Deed of Sale was registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 1523-2018, Pages- 327571 to 327599, being No.- 152309861 for the year 2018;

**AND WHEREAS** in this way said Sri Sakti Pada Biswas become the owner in respect of landed property measuring an area of 05 (five) Cottahs 09 (nine) Chittacks 18 (eighteen) Sq. Ft. more or less and said Sri Shyama Charan Biswas become the owner in respect of landed property measuring an area of 03 (three)

Cottahs 10 (ten) Chittacks 21.4 (twenty one point four) Sq. Ft. more or less according to the physical measurement 03 (three) Cottahs 10 (ten) Chittacks 24 (twenty four) Sq. Ft. more or less and Sri Goutam Biswas become the owner in respect of the landed property measuring an area of 01 (three) Cottahs 13 (ten) Chittacks 04 (four) Sq. Ft. more or less and Sri Soumen Chakraborty become the owner in respect of the landed property measuring an area of 02 (two) Cottahs 05 (five) Chittacks more or less and said Sri Prabhat Mukherjee become the owner in respect of the landed property measuring an area of 02 (two) Cottahs 01 (one) Chittacks 24 (four) Sq. Ft. more or less and the organization RCON become the owner in respect of ALL THAT piece and parcel of landed property measuring an area of 02 (two) Cottahs 02 (two) Chittacks 15 (fifteen) Sq. Ft. more or less i.e. total area of 17 (seventeen) Cottahs 09 (nine) 40 (forty) Sq. Ft. more or less equivalent to 28.5 Decimals more or less and being the owner of individual proportionate property as referred above the said Owners absolutely seized and possessed the same with right title and/or interest in respect of the said property;

**AND WHEREAS** all of the aforesaid owners jointly upon unanimous decision decided to develop the said landed property by demolishing little occupied area of the kancha structure and to that effect all of the owners i.e. Sakti Pada Biswas, Sri Shyama Charan Biswas, Sri Goutam Biswas, Sri Soumen Chakraborty & Sri Prabhat Kumar Mukherjee engaged with the Developer, RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas with a view to develop the said landed property and be it mentioned that said Firm, RCON is also the owner in respect of the landed property measuring an area of 02 (two) Cottahs 02 (two) Chittacks 15 (fifteen) Sq. Ft. more or less, which purchased by said RCON by virtue of the Deeds being No. 152305441, 152305783, 152307157 & 152309861 and now, considering said engagement the RCON being as owner as well as being also as Developer shall have the right to act in connection with the said development;

**AND WHEREAS** on 22.09.2014 Sri Shyama Charan Biswas executed a Development Agreement by appointing RCON, a Partnership Firm having its office at Reckjoani, Rajathat, PIN- 700135 under Police Station of Rajarhat in the District of North 24-Parganas in respect of ALL THAT piece and parcel of

landed property measuring an area of 01 (one) Cottah 15 (fifteen) Chittacks 33 (thirty three) Sq. Ft. more or less under Dag No. 1281 and measuring an area of 01 (one) Cottah 10 (ten) Chittacks 36 (thirty six) Sq. Ft. more or less under Dag No. 1280 conjointly measuring an area of 03 (three) Cottahs 10 (ten) Chittacks more or less, lying and situated at Mouza- Reckjowani of J.L. No.- 13 within the local limits of Rajarhat Bishnupur 1 Number Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas and said Development Agreement was registered at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 17, Pages- 3935 to 3971, being No. 10589 for the year 2014

**AND WHEREAS** the entire landed property in nature BAGAN and DANGA and considering such aspect said BAGAN and DANGA landed property being converted by each of the owners upon their own ratio and hence, Owner- Sri Sakti Pada Biswas converted own ownership landed property as BASTU vide Memo Nos. 54/BL & LRO/RHT/17 dated 17.01.2017 and 56/BL & LRO/RHT/17 dated 17.01.2017 and 653/BL & LRO/RAJ/19 dated 16.04.2019 and Owner- Sri Shyama Charan Biswas converted own ownership landed property as BASTU vide Memo Nos. 55/BL & LRO/RHT/17 dated 17.01.2017 and 57/BL & LRO/RHT/17 dated 17.01.2017 and 653/BL & LRO/RAJ/19 dated 16.04.2019 and Owner- Sri Soumen Chakraborty converted own ownership landed property as BASTU vide Memo Nos. 1182/BL & LRO/RHT/16 dated 24.11.2016 and Owner-Sri Goutam Biswas converted own ownership landed property as BASTU vide Memo Nos. 53/BL & LRO/RHT/17 dated 17.01.2017 and Owner- Sri Prabhat Kumar Mukherjee converted own ownership landed property as BASTU vide Memo Nos. 1184/BL & LRO/RHT/16 dated 24.11.2016 and the Owner- RCON converted own ownership landed property as BASTU vide Memo Nos. 250/BL & LRO/RAJ/19 dated 08.02.2019 and in this way the entire landed property being converted as BASTU in nature of the said landed property

A. The Land Owners namely **SRI SAKTIPADA BISWAS, SRI SHAYMA CHARAN BISWAS, SRI GOUTAM BISWAS, SRI SOUMEN CHAKRABORTY, SRI PRABHAT KUMAR MUKHERJEE, RCON.** For the purposes of Developing the aforesaid property or properties one **Agreement for Development** was executed by and between Owner and the Developer on the 22.09.2014 at A.D.S.R. Rajarhat and recorded under Book No.- I, Volume No.- 17, Pages- 3972 to 3990, being No. 10595 for the year 2014;

- B. Subsequently on the basis of the said Development Agreement the said Owners executed and registered on Development Power of Attorney unto and in favor of the said Developer and which was registered in the office of the A.D.S.R. Rajarhat Being No.- I, Volume No.- 1523-2015, Pages- 160238 to 160264, being No. 152311437 for the year 2015
- C. The said land is earmarked for the purpose of building a residential cum commercial project comprising of multistoried apartment building consisting of residential and commercial spaces and the said project shall be known as **(“VIJAY ABASAN”)**;
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project to be constructed have been completed;
- E. The Rajarhat Bishnupur - I, Gram panchayet has granted the sanction plan to develop the project vide approval dated 14/10/2020 bearing Building Plan No. 1245/RPS.
- F. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from the Kolkata Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- G. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at \_\_\_\_\_ on \_\_\_\_\_ under registration No.\_\_\_\_\_.
- H. The Allottee had applied for an apartment in the Project vide application No. \_\_\_\_\_ dated \_\_\_\_\_ and has been allotted apartment No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ square feet, type, on floor in [tower/block/building] No.\_\_\_\_\_ (“Building”) along with garage/covered parking No.\_\_\_\_\_ admeasuring \_\_\_\_\_ square feet in the \_\_\_\_\_ (Please insert the location of the garage/covered

parking], as permissible under the applicable law and of pro rata share in the common areas {"Common Areas") as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule-A and the floor plan or the apartment is annexed hereto and marked as Schedule-B);

- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. The Promoter/ Developer is known as M/S RCON registered under the Indian partnership Act, 1932.
- K. The Allottee has independently examined and verified or caused to be examined and verified and is fully aware of and thoroughly satisfied about the following:
  - a) The ownership and title of the Premises and the documents relating thereto;
  - b) The Plans sanctioned by the Municipality and has the necessary approvals and permissions;
  - c) The right, title, interest and entitlement of the Promoter in respect of the Premises;
  - d) The Phase-wise development of the Project and
  - e) The Carpet Area, Built-up Area and the Saleable (Super Built-Up) Area of the said Apartment.
- L. The Allottee undertakes and covenants not to raise henceforth any objection or make any requisition regarding the above and also waives the right, if any, to do so.
- M. The Parties hereby confirm that they are signing the Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- N. 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;

- O. 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 apartment unit as specified in Schedule B.

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

1. **TERMS :**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase the said APARTMENT UNIT as specified in Schedule B.

1.2 The Total Price for the [Apartment/Plot] based on the carpet area is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) ("**Total Price**") as per details mentioned in **Schedule C**.

Block/Building/Tower No. _____	Rate of Apartment per square feet *
Apartment No. _____	
Type _____	
Floor _____	
Total Price (in rupees)	

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

[AND] [if/as applicable]

Garage/Covered Parking-1	Price for 1
Garage/Covered Parking-2	Price for 2

Total price (in rupees)	

[OR]

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

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

[AND] [if/as applicable]

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

**Explanation :**

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/Plot];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment/plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be changed from the allottee;

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

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



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

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

1.5 It is agreed that the Promoter shall not make any additions or alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described in Schedule 'D' and Schedule 'E' (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is affected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.6 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate\* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by the Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there

is any increase in the carpet area, which is not more than three percent if the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in this Agreement.

1.7 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment Unit as mentioned below:

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

amenities and specifications to be provided within the [Apartment/Plot] and the Project;

- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/plot, as the case may be.

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

1.9 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other facilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

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

2. **MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [through A/c. Payee cheque/demand draft/banker's cheque or online payment (as applicable) in favour of Promoter/Developer payable at Kolkata.

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

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under the Agreement. Any refund, transfer of

security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable from time to time.

3.2 The Promoter accepts to accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittance on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

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

The Allottee authorizes the Promoter to adjust appropriate all payments made by him/her 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 project as disclosed at the time of registration of the project with the Authority and towards handing over the [Apartment/Plot] to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

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

The Allottee has seen the proposed layout plans, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the 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 Kolkata 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 APARTMENT/PLOT:**

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

any other calamity caused by nature affecting the regular development of the real estate project {‘Force Majeure’}. If, however, the completion of the Project is delayed due to the Force Majeure condition then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot].

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, 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\* from the competent authority, shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate [Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities,

documentation on part of the Promoter. The Allottee, after taking possession, 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 project. The promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

**7.3 Failure of Allottee to take Possession of [Apartment/Plot]**

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

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

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

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



Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 days of such cancellation.

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

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Apartment (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 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 Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due;

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot]

which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

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

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

- (i) The Promoter has absolute, clear and marketable title with 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 Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of Law or Authority with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable law's relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land including the Project and the said

[Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authority till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all specifications, amenities and, facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. **EVENTS OF DEFAULTS AND CONSEQUENCES:**

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

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

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

- (i) Stop making further payments to Promoter as demanded by the Promoter. 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 apartment,

along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice; Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot], which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

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

(i) In case the Allottee fails to make payment for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond \_\_\_\_\_ consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot] in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;

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

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

The Promoter, on receipt of Total Price of the Apartment as per Schedule C under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the said Apartment together

with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate\* and the completion certificate, as the case may be, to the Allottee;

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

**11. MAINTENANCE OF THE SAID BUILDING/ APARTMENT/ PROJECT:**

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

**12. DEFECT LIABILITY:**

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

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

The Promoter /maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas,

garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to to permit the association of Allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. **USAGE:**

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

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

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

ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change 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 [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the [Apartment/Plot].

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

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

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

**17. ADDITIONAL CONSTRUCTIONS:**

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



18. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

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

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

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

20. **BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking

amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. **ENTIRE AGREEMENT:**

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

22. **RIGHT TO AMEND:**

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

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

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

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

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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

25. **SEVERABILITY:**

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

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

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

27. **FURTHER ASSURANCES:**

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

28. **PLACE OF EXECUTION:**

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the

Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Alipore. Hence this Agreement shall be deemed to have been executed at Alipore.

29. **NOTICES:**

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

\_\_\_\_\_ (Name of the Allottee)

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

M/s. \_\_\_\_\_ (M/S RCON)

1. \_\_\_\_\_ (at Reckjoani under P.O. & P.S. Rajarhat, District – North 24 Parganas, Kolkata – 700135)

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

30. **JOINT ALLOTTEES:**

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

31. **SAVINGS:**

Any application letter, allotment Letter, agreement, or any other document signed by the allottee in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as

the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

32. **GOVERNING LAW:**

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

33. **DISPUTE RESOLUTION:**

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

**Disclosure:** There are no other terms and conditions as per the contractual understanding between the parties and are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for Sale at \_\_\_\_\_ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Allottee (including joint buyers)

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please affix  
photographs  
and sign across  
the photograph

(2) Signature \_\_\_\_\_

Please affix  
photographs

Name \_\_\_\_\_

and sign across  
the photograph

Address \_\_\_\_\_

SIGNED AND DELIVERED BY THE WITHINNAMED

Promoter

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

(2) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

SCHEDULE 'A' - DESCRIPTION OF THE ENTIRE LANDED PROF  
ALONG WITH BOUNDARIES IN ALL FOUR DIRECT

SCHEDULE 'B' - DESCRIPTION OF THE (APARTMENT/COMMERCIAL  
SPACE) ALONG WITH BOUNDARIES IN ALL  
DIRECTIONS

SCHEDULE 'C' - PAYMENT PLAN

SCHEDULE 'D' - SPECIFICATION AMENITIES, FACILITIES (WHICH  
PART OF THE APARTMENT/COMMERCIAL SPACE

SCHEDULE 'E' - ADDITIONAL CHARGE RATE DETAILS

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

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

**RCON**  
*Ranab Mr. Rajchand*  
Partner