

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE ON THIS THE DAY OF TWO THOUSAND AND EIGHTEEN (2018)

B E T W E E N

BETWEEN

MRS. SOMA ADHIKARY [PAN : AFJPA2523A], wife of Mr. Sukdeb Adhikary, by faith - Hindu, by Occupation – Legal Practitioner, by Nationality – Indian, presently residing at Gopalpur, Sarat Pally, P.O. R. Gopalpur, Kolkata – 700136, P.S. Airport in the District of North 24-Parganas hereinafter referred to and collectively called as '**VENDOR**' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their successor, successors-in-interest and assigns) of the **FIRST PART represented by SRI BIKASH MONDAL (PAN AIJPM7198J)**, son of Sarat Kumar Mondal, by nationality Indian, by faith Hindu by occupation Business residing at Krishnapur,

Purbapara, post office - Krishnapur, police station - Baguiati, Kolkata - 700102, one of the Director of **M/s Annapurna Nirman Pvt. Ltd. (PAN AALCA4371J)** having its Registered office at Flat- E, Block- A, Sitala Abasan, Ghoshpara, Krishnapur, Post Office - Krishnapur, Police Station - Baguiati, Kolkata – 700102, nominated and constituted by Power of Attorneys dated **8TH JULY, 2020**, which was registered in the office of the ADSRO, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2020, Page from 49719 to 49740, Being No. 150401038 for the year 2020.

AND

ANNAPURNA NIRMAN PVT.LTD. (PAN : AALCA4371J) a company duly registered and incorporated under the Provisions of the Companies Act, 1956, having its registered office at Flat No. E, Block- A, Ground Floor, Sitala Abasan, krishnapur, Ghoshpara, Post Office - Krishnapur, Police Station - Baguiati, Kolkata 700102, represented by its Director **Mr. BIKASH MONDAL (PAN : AIJPM7198J)**, son of Sarat Kumar Mondal, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Krishnapur, Purbapara, Kolkata-700102, Post Office - Krishnapur, Police Station - Baguiati, Kolkata 700102 hereinafter referred to as '**DEVELOPER/PROMOTER**' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor-or-successors in office, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

[if the Allottee is a company]

_____ (CIN No.) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at _____ (PAN No. _____) represented by its authorized signatory, (Aadhaar No. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which

expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns.)

[OR]

[if the Allottee is a Partnership]

_____ a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____ PAN No. _____, represented by its authorized partner _____ (Aadhaar No. _____) duly authorized vide _____ hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[if the Allottee is an Individual]

Mr./Ms. _____ (Aadhaar No. _____) son/ daughter of _____ aged about _____ residing at _____ (PAN No. _____) hereinafter called the "Allottee" (which 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).

[OR]

[if the Allottee is a HUF]

Mr. _____ (Aadhaar No. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____ (PAN No. _____) hereinafter referred to as the "Allottee" (which expression shall unless

repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

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 Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- d) "Section" means a section of the Act.

WHEREAS:

- A. The VENDOR is the absolute owner of and are jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring **03 cottahas-13 Chittacks – 28 Sq. ft.** be the same a little more or less comprised in C.S Dag No. 3274, 3276, **R.S. & L.R. Dag No. 2258, 2260** under C.S Khatian No. 327,337 R.S Khatian No. 2603,1387, **L.R Khatian No: 7826** lying and situated at **Mouza- Gopalpur**, J.L. No. 02, Re. Su No. 140, Touzi No. 2998, P.S. Airport, Dist – 24 Parganas (North), **Gopalpur, Saratpally, Kolkata 700136**, within the local limits of Formerly Rajarhat Gopalpur Municipality, Presently Bidhannagar Municipal Corporation (more fully and particularly mentioned, described, explained, enumerated, provided and given in the **SECOND SCHEDULE** hereunder written and/or given and hereinafter

referred to as the **PREMISES**).

- B.** The Vendor herein intends to develop the Premises and to cause such development the Developer has commenced the work of construction and/or erection in accordance with the terms and conditions as contained in the Development Agreement dated **8TH JULY, 2020**, which was registered in the office of the ADSRO Bidhannagar and recorded in Book No. 1, Volume No. 1504-2020, Page from 49549 to 49582, **Being No. 150401034** for the year 2020.
- C.** The Vendor have also granted three Power of Attorneys unto and in favour of the Developer herein being dated **8TH JULY, 2020**, which was registered in the office of the A.D.S.R.O Bidhannagar and recorded in Book No. 1, Volume No. 1504-2020, Page from 49719 to 49740, Being No. 150401038 for the year 2020 undertake the work of development and sale under the terms of the Development Agreements above referred to.
- D.** The said Premises and /or a part thereof has been earmarked for the purpose of construction erection and completion of Building and/or buildings, each Building and/or buildings to comprise of various Flats/Units/Apartments constructed spaces and car parking spaces etc. capable of being held and/or enjoyed independently of each other.
- E.** The mode and manner by which the Vendor/Developer and the Vendors have acquired right title and interest in the Second Schedule will appear from the **FIRST SCHEDULE** hereunder written and/or given.
- F.** The Said Land is earmarked for the purpose of building a residential Project comprising multistoried apartment buildings and the said project shall be known as "**NIRMAN AALAYA (SUB BLOCK NAMELY SUKHERALAY)**" with the object of using for any commercial purpose and/or serviced apartments.

- G.** 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 is to be constructed have been completed.
- H.** Commencement certificate Dated. 12.10.2020.
- I.** The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building plan by the Rajarhat Gopalpur Municipality (Presently Bidhannagar Municipal Corporation) vide Sanction Building Plan No. 209/14-15 dated 21.07.2014. 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.
- J.** 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. _____.
- K.** Allottee/Purchaser had applied for an apartment in the Project wide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet (Super Built Up area _____ Sq. ft) on _____ floor, Block Name. Sukheralay of "NIRMAN AALAYA" **ALL THAT** piece and parcel of land admeasuring **03 cottahas-13 Chittacks – 28 Sq. ft.** be the same a little more or less comprised in C.S Dag No. 3274, 3276, **R.S. & L.R. Dag No. 2258, 2260** under C.S Khatian No. 327,337 R.S Khatian No. 2603,1387, **L.R Khatian No: 7826** lying and situated at **Mouza- Gopalpur**, J.L. No. 02, Re. Su No. 140, Touzi No. 2998, P.S. Airport, Dist – 24 Parganas (North), **Gopalpur, Saratpally, Kolkata 700136**, Under Rajarhat Gopalpur Municipality (Formerly), Bidhannagara Municipal Corporation (Presently, as permissible under the applicable law and of prorata share in the 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).
- L.** The Parties have gone through all the terms and conditions set out in this Agreement

and understood the mutual rights and obligations detailed herein :

1. the Allottee has independently examined and verified or caused to be examined and verified, inter alia, the following and has fully satisfied himself about the same:
 - 1.1 The Title of the Owner in respect of the Premises along with Development Agreement as well as the General power of attorneys;
 - 1.2 The Sanctioned Plans of the Buildings and further revised Sanctioned Plan if any;
 - 1.3 The Carpet Area of the Said Apartment;
 - 1.4 The Specifications and common Portions of the Project; and
 - 1.5 The respective rights interest and entitlements of the Owner and the Allottee under this Agreement for Sale.
- m The parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project;
- 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 this Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the apartment no.____ on ____ floor, Block No.____ and the _____ parking space as specified in para G.

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

1 TERMS :

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

1.2 The Total Price for the Apartment based on the carpet area is Rs. _____ (Rupees _____) only.

Block No. _____ Apartment No. _____ Floor _____	Rate of Apartment per square feet
Total Price (in rupees)	
GST @ 5% or 1%	
Total Price Including GST	

AND

Covered/ Open Independent/Dependent parking space-1	Price for 1
GST @ 5% or 1%	
Total Price including GST (in rupees)	

More fully mention in Para-I of the Payment Plan (Schedule-C) hereinafter.

- 1.3 In addition to the above all other payments shall be payable by the Allottee as mentioned in Payment Plan, part-II to part IV (Section-C)
- 1.4 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1.5 The Allottee shall make all the payments as per the payment plan set out in **Schedule 'C' ("Payment Plan")**.
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plan layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'D' and Schedule 'E' 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 additions or alterations as may be required by the Allottee, or such minor changes or alteration if permitted under the provisions of the Act.
- 1.7 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 Allottee within forty-five days, the date when such an excess amount was paid by the Allottee. If there is any increase in 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 para 1.2 of this Agreement.

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

(i) The Allottee shall have exclusive ownership of the Apartment.

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the Association of Allottees after its formation and duly obtaining the completion certificate from the competent authority as provided in the Act. It is further stated that the project may be worked out in phases or new phases may be added in future with the current project and the allottees shall have uniform right of the common amenities with the allottees of the other phases of the same project or future project expansion.

(iii) That the computation of the price of the Apartment includes recovery of price of land, construction of the Common Areas, internal development charges, external development

charges, cost of providing electric wiring, to the Apartment, Lift, Water line and Plumbing, finishing with putty, Tiles, Doors, Windows, Fire detection and Firefighting equipment in the common areas (if required by the Concerned Building Plan Sanction Authority), Excluding maintenance charges as per para 11 etc. and excludes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project & excluding all legal charges , Lawyer fees.

(iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his Apartment as the case may be.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment shall be treated individually and in case the allottee also purchases a covered/open parking space then the same 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 shall be a part of any other project or zone and shall from a part of and/or linked/combined with any other project in its vicinity. It is clarified that Project's facilities and amenities shall be available for use and enjoyment of all the Allottees of this Project as well as for the use and enjoyment of the other allottees of future extended project.

1.10 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 charge including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by its 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, prior to handover of the balance amount of maintenance charge to the society.

1.11 The Allottee has paid a sum of **Rs. _____**/- (Rupees _____) only out of Total Price of the Apartment/flat & Carparking Space and a sum of **Rs. _____**/- (Rupees _____) only), as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the apartment / flat & covered parking 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/ bankers cheque or online payment) in favour of **ANNAPURNA NIRMAN PRIVATE LIMITED** payable at Kolkata.

3 COMPLIANCE OF LAWS RELATING TO REMITTANCES:

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

3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above, The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement. It shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said 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/their under any head(s) of dues against lawful outstanding of the Allottee against the Apartment, if any, in his/her/their 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 to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be, subject to force major as describe in 7.1. Similarly the Allottee shall pay all accounts payable as per payment Plan (Schedule-C) as and when due & demanded by the developer.

6 CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities as mentioned in different Schedule [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 in this Agreement, the Promoter

undertakes to strictly abide by such plans approved by the Competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the (Rajarhat Gopalpur Municipality Formerly), Presently Bidhannagar Municipal Corporation 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:

7.1 Schedule for possession of the said Apartment. The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee and the common areas to the Association of Allottees or the Competent Authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on not later than 3 months 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" as mentioned in Cl.7.1 and with Application of Booking Form Cl.9A & 9B). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment.

7.2 Procedure for taking possession – After application of the occupancy certificate to the competent authority the promoter shall offer in writing the possession of the Apartment to the Allottee, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 1 months from the date of application for 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 application of the Completion Certificate for the project.

In case, the allottee express his /her/their view to take physical possession of the under constructed apartment and gives a written application for handover of physical possession in such case the completion certificate shall be handed over only after obtaining the same from the competent authority.

7.3 Failure of Allottee to take Possession of Apartment – Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment 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 to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.1 such Allottee shall continue to be liable to pay interest on due payments and maintenance charges as specified in para 7.2

7.4 Possession by the Allottee – After obtaining the occupancy certificate and handing over physical possession of all the Apartments/units in the building to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas to the Association of Allottee or the Competent Authority, as the case may be.

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 after deducting the tax which was already been paid to the government by the promoter shall be returned by the promoter to the allottee within 45 days of such cancellation with out any interest,

7.6 Compensation- The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for 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 his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment,

8 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter here 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 for Residential and Commercial Purpose.
- (iii) There are no encumbrances upon the said land or the Project.
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment.
- (v) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, said Land and Apartment/unit/car-parking space are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment 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 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 to the Allottee in the manner contemplated in this Agreement.

(ix) The Promoter Confirm that the Promoter is fully Authorized and not restricted to construct and use their Land only for residential purpose but shall develop the land for construction of Apartments for usage for any commercial purpose too for which shall have no objection and/or can arise any disputes therefore for such purpose at any point of time for ever.

(x) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of Allottees or the Competent Authority, as the case may be.

(xi) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property. In case, the property is subject matter of any HUF or Minor then necessary permissions shall be obtained from the concern department/Court of Law or legal formalities shall be obtained for transferring the legal title of the same.

(xii) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges, and taxes and other money, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the application for Completion Certificate has been done to the competent authority and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specification, amenities and facilities) has been handed over to the Allottee and the Association of Allottees or the Competent Authority, as the case may be.

(xiii) 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 to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which Occupation Certificate and Completion Certificate, as the case may be has been issued by the Competent Authority.

(ii) Discontinuance of the 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 deducting the govt. Tax which was already been paid by the Allottee under any head whatsoever towards the purchase of the apartment, within forty-five days of receiving the termination notice.

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

(i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the payment plan Schedule 'C' 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 3 (three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities And GST / other government taxes 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/flat and car parking space as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the common areas within 1 months from the date of applying of the occupancy certificate, as the case may be to the allottee.

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 Charges (Excluding GST/ Service Tax)**

i) Maintenance Deposit cost to be paid per month per Sq. ft @ ____/- from the date of possession for 24 months out of which 12 months deposits amount is adjustable and another 12 months deposited amount shall remain as security money which shall be refunded by the Developer after hand over the project by the Developer to the Owners Association / Syndicate/ Maintenance committee after adjusting there from all dues if there would be any on account of such purposes which will bear no interest and will be adjusted to the credit of or refunded to the purchaser on the determination of agreement, if so by any reason whatsoever.

ii) The actual amount of security deposit & all other charges by the WBSEDCL authority is payable by the purchaser for his/her/their personal electric meter for their unit(s)/flat(s)/car-parking space(s).

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 application for occupancy certificate to the competent authority, it shall be the duty of the promoter to rectify such defects without further charges, 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, covered parking and open parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise with a view to set right any defect.

14 USAGE:

Use of Service Areas: The service area, if any, as located within the 'NIRMAN AALAYA (SUB BLOCK NAMELY SUKHERALAY)', shall be earmarked for purposes such as services including but not limited to, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, fire fighting equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked for the specific purpose 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 at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the building, or the Apartment, or the staircase, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in goods 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 damage or jeopardized.

15.2 That Allottee further undertakes, assures and guarantees that he/she would not put any sign-board/nameplate, neon light, publicity material or advertisement material etc. on the face 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 or place any heavy material in the common passage or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the 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 (Load for 3 BHK Flat is 4 KW as instructed by WBSEDCL).

16 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of an apartment and 1 carparking with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17 ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that he has no right to make additions or to put up additional structure(s) anywhere including 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 any addition construction as may be permitted by the Competent Authority as provided and/or permitted under the Act.

18 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment 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.

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 West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017) and registered with West Bengal Housing Industry Regulation Rules, 2018. The Promoter showing compliance of various laws/regulations as applicable in the State of West Bengal.

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 7 (Seven) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar, Registering Authority as and when intimated by the Promoter. If the Allottee(s) fails execute and deliver to the Promoter this Agreement within 7 (seven) days from the date of its receipt by the Allottee and/or do not appear before concerned the Sub-Registrar/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 and if not rectified within 7 (seven) 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 excluding 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, as the case may be.

22 RIGHT TO AMEND:

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

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

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

24 WAIVER NOT A LIMIT AT IN 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 is 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 any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25 SERVICEABILITY:

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 Agreements 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 bears to the total Carpet area of all the Apartment 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 places which may be mutually agreed

between the Promoter and the Allottee, at Kolkata after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at any of the jurisdiction of the Sub-Registrar/Registrar of the Concerned Registering Authority this Agreement shall be deemed to have been executed.

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:

(1) Mr. /Mrs./M.s _____

(Name of Purchasers)

Address: _____

M/s. Annapurna Nirman Private Limited, Represented by its Director Mr. Bikash Mondal
(Name of Promoter) Address: Krishnapur, Ghoshpara, P.O- Krishnapur, P.S- Baguiati, Dist - 24 PGS (North), Kolkata-700102.

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 ALLOTES:

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

31 SAVINGS:

Any application letter, allotment Letter, agreement, or any other document signed by the allottee in respect of the Apartment, as the case may be, prior to the execution and registration of this Agreement for Sale for such Apartment, as the case may be shall not be construed to limit the rights and interest of the allottee under the Agreement for Sale of 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 obligation of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled under the Arbitration and Conciliation Act,1996.

SCHEDULE 'A'

WHEREAS, the **Landowner [Soma Adhikary]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to:

ALL THAT **03 cottahas-13 Chittacks – 28 Sq. ft.** be the same a little more or less **BASTU** Land, comprised in C.S Dag No. 3274, 3276, **R.S. & L.R. Dag No. 2258, 2260** under C.S Khatian No. 327,337 R.S Khatian No. 2603,1387, **L.R Khatian No: 7826** lying and situated at **Mouza-Gopalpur**, J.L. No. 02, Re. Su No. 140, Touzi No. 2998, P.S. Airport, Dist – 24 Parganas (

North), **Gopalpur, Saratpally, Kolkata 700136**, Under Rajarhat Gopalpur Municipality (Formerly), Bidhannagara Municipal Corporation (Presently), TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. by virtue of a Sale Deed Being No. 03286 Dated 08/06/2007 Duly Registered at ADSR Bidhannagar , Recorded in Book No.I, Volume No. 2, Pages 3975 to 3986 for the year 2007.

AND WHEREAS, the said Landowner are now desirous of developing the said land by constructing thereupon multi-storied building in accordance with the building plan. But due to financial stringency and shortage of time and manpower, the Landowners are unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said premises by affording his own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowners hereto, **ANNAPURNA NIRMAN PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its **Director : BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the “**DEVELOPER**” contacted the Landowners and requested the Landowners to allow him to develop the said premises as desired by the Landowners by constructing the proposed multi-storied building/s in accordance with the building to be sanctioned in the name of the Landowners, at its own arrangement, costs and expenses.

AND WHEREAS, the Landowners are having thus been approached by the Developer, have agreed to allow the Developer to develop **ALL THAT** land homestead land measuring an area of **03 cottahas-13 Chittacks – 28 Sq. ft.** be the same a little more or less comprised in C.S Dag No. 3274, 3276, **R.S. & L.R. Dag No. 2258, 2260** under C.S Khatian No. 327,337 R.S Khatian No. 2603,1387, **L.R Khatian No: 7826** lying and situated at **Mouza- Gopalpur, J.L. No. 02, Re. Su No. 140, Touzi No. 2998, P.S. Airport, Dist – 24 Parganas (North), Gopalpur, Saratpally, Kolkata 700136**, Under Rajarhat Gopalpur Municipality (Formerly), Bidhannagara Municipal Corporation (Presently), free from all encumbrances, TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

AND WHEREAS, the Landowner hereto with the above intention entered into an Development Agreement with the Developer herein dated **08TH JULY, 2020**, which was registered in the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2020, Page from 49549 to 49582, **Being No. 150401034** for the year 2020 and also executed a **Development Power** dated **08th July, 2020**, which was also was registered in the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2020, Page from 49719 to 49740, **Being No. 150401038** for the year 2020 on the terms and conditions recorded therein.

AND WHEREAS, by virtue of the said sale deed aforesaid Development Agreement and registered General Power of Attorney, the Developer hereto prepared a Building Plan in the name of the Landowners aforesaid and submitted before the Competent Authority for their sanction and got the same vide **No. 209/14-15 dated 21/07/2014** from the **Rajarhat Gopalpur Municipality**,

By virtue of the said Development agreement the Developer herein has after obtaining the physical possession of the said land from the Land Owner, commenced the construction works of multi-storied building on and upon the owner's said demised land hereunder the First Schedule which is under completed.

ARTICLE - III

ABSOLUTE RIGHT, TITLE OF THE OWNER-VENDOR

The Owner-Vendor herein are the joint owners and seized and possessed of or otherwise well and sufficiently entitled to the subject property more fully particularly mentioned, described, explained, enumerated, provided at the under the **FIRST SCHEDULE** hereunder written and enjoying the right and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and disturbance whatever from any person whomsoever and corner manner whatever save and except the rights conferred upon the Developer and created by the Owner-Vendor herein by way of and under the terms and conditions of the said Development Agreements dated 08/07/2020 and by which the owner have appointed the Developer herein as the only and exclusive Agent of the Owner to Execute all the work of Development and Completion thereof in respect of the owner's said Land under the First Schedule hereto.

SCHEDULE-B

DESCRIPTION OF THE APARTMENT AND COVERED PARKING

PART-I

ALL THAT the Apartment / Flat No. _____ with Carpet Area of _____square feet (Super built up area _____ Sq. ft) approx constructed in the ratio of the such covered area of the Apartment on the same proportion out of the total area of the land on the _____ floor, of **Block Name. SUKHERALAY** of "NIRMAN AALAYA" at **ALL THAT** piece and parcel of land admeasuring **03 cottahas-13 Chittacks – 28 Sq. ft.** be the same a little more or less comprised in C.S Dag No. 3274, 3276, **R.S. & L.R. Dag No. 2258, 2260** under C.S Khatian No. 327,337 R.S Khatian No. 2603,1387, **L.R Khatian No: 7826** lying and situated at **Mouza-Gopalpur**, J.L. No. 02, Re. Su No. 140, Touzi No. 2998, P.S. Airport, Dist – 24 Parganas (North), **Gopalpur, Saratpally, Kolkata 700136**, Under Rajarhat Gopalpur Municipality (Formerly), Bidhannagara Municipal Corporation (Presently),

PART-II

ALL THAT Parking space purchased with the right to park for _____ car and in the covered/open **Car parking space Being No. _____** measuring _____ **Sq. ft Super Built up area** on the Ground Floor of **Block Name- Sukheralay**, in the building namely "NIRMAN AALAYA".

SCHEDULE 'C'

PAYMENT PLAN
PART-I
“AGREED CONSIDERATION”

SI No	Description	Amount
(a)	Consideration for the Undivided Share and for Construction and completion of the said Apartment/Flat No._____ on _____floor and measuring _____ sq.ft. Carpet Area. (Super Built up area _____ Sq. ft) in Block-SUKHERALAY of Nirman Aalaya	Rs. _____/-
(b)	Consideration for the right to park a car in the Parking space being No. _____ on Ground Floor, of Block- SUKHERALAY of Nirman Aalaya admeasuring _____ Sq.ft super built up area.	Rs. _____/-
	AGREED CONSIDERATION	Rs. _____/-

Goods & Service Tax Registration Number of the company 19AALCA4371J1ZB.

Any other Rates & Taxes as per W.B Government/ Central Government shall be payable by the allottee wherever applicable.

PART – II

All payments under Installment Payment Plan [IPP] shall be made within a maximum period of 10 [Ten] days of issue of demand letter otherwise interest applicable as per Rules shall be charged. In case payments is not made for two months from the demand date then the booking shall be cancelled at the sole discretion of “Promoter” i.e. “ANNAPURNA NIRMAN PRIVATE LIMITED” and the Company shall deduct booking amount & 12% as Service Charges on total value which was received plus applicable Goods & Service Tax on the amount so received till such time and refund the balance payment without any interest thereon.

All payments received after due date will be first applied towards applicable interest and other sums, if any due and thereafter towards the installments. No payment will be received after due date without the payment of the applicable interest, if any.

PAYMENT SCHEDULE

The Agreed Consideration mentioned in above is to be paid to the Developer and the Owner- Vendor through the Developer herein in the following manner:

1. At the time of booking Rs.1,00,000/-
2. 20% of total value on or before agreement for sale (less booking amount)

3. 80% on the time of Registration within 45 days from this agreement for sale.

PART – III

The “**Promoter**” shall endeavor to construct the said Apartment and make the same ready for delivering the possession thereof not later than December 2020, from the date of booking subject to force majeure as mentioned in Application of Booking Form and/or reasons beyond the control of the “**Promoter**” in which circumstances Clause No. 7.6 shall be applicable. Further Clause No. 7.1 to 7.5 shall also be applicable with regards to the possession of the Said Apartment.

PART – IV

Section A: Additional Payments payable wholly by the Allottee

- (a) All Statutory Rates and Taxes including Goods & Service Tax, betterment and/or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged etc by the State/Central Government, if any, in connection with construction or transfer of the said Apartment in favour of the Allottee.
- (b) Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to this Agreement for Sale, the Deed of Conveyance and all other papers and documents that may be executed and/or registered relating to the Said Apartment as also the additional stamp duty, additional registration fee, Lawyer fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time.
- (c) Charges levied by the “**Promoter**” for any additional or extra work done or any additional amenity or facility provided or any changes, additions, alterations or variation made in the Said Apartment including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.
- (d) Formation of the Association for the common purposes.
- (e) Betterment and/or development charges or other levies that may be charged regarding the Premises or the Buildings or the construction in terms hereof.
- (f) Making any changes, additions, alterations or variation in the Buildings and/or providing any additional or special provision, facility, fitting or amenity in the Buildings and/or the Premises, including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.

Section B: Additional Payments payable proportionately by the Allottee to the Promoter are all additional/inclusive of the chargeable area

Proportionate share of costs charges and expenses as detailed as under are all proportionately additional/inclusive of the chargeable area :

- (a) Obtaining and providing electricity supply and including those on account of or relating to transformer and electrical sub-station other equipment and installations, cabling, wiring, are all inclusive of the Chargeable area.
- (b) Installation of generator for the Common Portions and for providing minimum reasonable power to the said Apartment are all inclusive of the chargeable area.
- (c) Installation of security system for the common portions are all inclusive of the chargeable area.
- (d) Legal fee payable to Promoter is all exclusive in the agreed consideration.

PART – V

Additional consideration payable to the “**Promoter**” in case there be any increase in Carpet Area of the said Apartment upon construction being made and the measurement being

certified by the “Promoter”. Such additional consideration shall be calculated at the same rate at which the Agreed Consideration has been computed.

PART – VI
“DEPOSITS”

- (a) Corpus Maintenance Deposit equivalent to 2 year Maintenance Fund @ Rs. ____/= [Rupees_____only] per sq. ft
- (b) Deposit for Corporation/Zila Parishad/Panchayat/Local Authority Taxes.
- (c) Deposit for electric supply including transformer and electrical sub-station and meters
- (d) Deposit for any other item in respect of which payment is to be made by the Allottee under Part-I of this Schedule.

The amounts of the aforesaid Deposits [b] [c] and [d] shall be quantified by the “Promoter” at the appropriate time. The Allottee agrees and undertakes to pay all the aforesaid Deposits within seven days of demand or before the Date of Possession, whichever is earlier, without raising any objection whatsoever regarding the same.

SCHEDULE ‘D’
SPECIFICATIONS, AMENITIES, FACILITIES
SPECIFICATIONS

- 1. Foundation:** Resting on RCC Pile foundation
- 2. Superstructure:** RCC Frame Structure using minimum M20 grade concrete, Fe 500 steel reinforcement,
- 3. Walls:** (a) **External Walls:** Autoclaved aerated concrete (AAC) block walls 200 mm thk.
(b) **Internal Walls:** Autoclaved aerated concrete (AAC) block walls 100 mm thk.
- 4. Roof:** Reinforced concrete roof with appropriate water proofing.
- 5. Ceiling:** (a) **APARTMENT:** living & dining, Bedroom, Kitchen, Bathroom, cement & sand plaster with neat putty punning.
(b) **COMMON AREAS:** cement & sand plaster with neat putty punning.
(i) **Lift Lobby:** Marble / Tiles
(ii) **Car-parking:** cement & sand plaster finished with cement Primer / paints.
(iii) **Stair case/ Services rooms /Shaft & utilities:** cement and sand plaster with neat putty punning, Stair case shall be finished with 2 coats of cement/distemper paints
- 6. Finishes:**
 - (a) **Wall for Apartment Unit:** living & dining, Bedroom, Store & Other areas cement & sand plaster with neat putty punning.
 - (b) **Kitchen:** Wall of Kitchen will be cladded with ceramic tiles of approved make upto a height of 2 (two) feet above the counter, balance wall shall be finished with putty punning
 - (c) **Bath room, W/C:** Walls will be cladded with ceramic tiles up to 6ft height,
 - (d) **Wall External:** Cement and sand plaster
 - (e) **Wall Internal:**
 - (i) **Corridors, stair cases, landing and other areas:** Cement and sand plaster finished with neat putty punning finished in two coats of cement /distemper paints.
 - (ii) **Car-parking Area:** Cement & sand plaster finished in cement paint

(iii) Ground floor entrance lobby: Cement & sand plaster finished in combination of neat putty punning.

(f) Floor:

(i) Apartment Units:

(i)(a) Entrance, foyer, Living and Dining: Vitrified tiles flooring

(i)(b) Bedrooms: Vitrified tiles flooring

(i) (c) Kitchen: Vitrified tiles flooring

(i)(d) Toilet: Anti Skid tiles.

(ii) Floor in Common Areas:

(ii)(a) Stair Case: Finished in Tiles,

(ii) (b) Lift Lobby: Finished in Tiles,

(g) Windows:

(i) Living, Dining, Bed rooms, Bath room, Utility And Kitchen: Standard aluminium section sliding / open able windows with partially fixed and partially sliding shutters, with glass.

(ii) Balcony: MS Balcony Railing of Iron shall be provided by the developer.

(h) Door:(i) Main Entrance: Designed Flush Door.

(ii) Liv./Din., bedroom: Wooden door frame with 32 mm thk. Designed Flushed shutter,

(iii) Bathroom, W/C: PVC Doors

(iv) Balcony: Sliding door cum window of reputed make.

7. Sanitary fitting:

Standard wash basin, European type water closet with cistern, all cp fittings of reputed make,.

8. KITCHEN: Granite counter top, stainless steel sink (17" X 20") of reputed make,

9. ELECTRIFICATION:

a. Concealed wiring in all flats Copper electrical Wire of reputed make.

b. **For 2 BHK Flats** : 40 Nos. of Electrical points shall be provided.

c. **AC points For 2 BHK** : 1 (One) A/C points shall be provided by the company in the master bedroom of the above mentioned flat.

For extra Electric point purchaser shall have to pay Rs. _____/- + GST per point payable to the Promoter

For extra A/C point purchaser shall have to pay Rs. _____ + GST per A/C point payable to the promoter

10. WATER:

Underground water tank and overhead water tank is to be constructed for supply of water tank id to be constructed for supply of water (24 Hours)

11. RAILING OF STAIR CASE : Railing of Iron/ Stainless steel

12. STAIR CASE PAINTING : Putty on inside Wall & Colour.

13. LIFT : Johnson Make Lift 1 Nos. for Each Block

14. LOBBY : Well Decorated.

15. CC TV : CC TV surveillance in the ground floor lobby.
16. POWER BACK-UP : 24 hours power backup

THE SCHEDULE "E" ABOVE REFERRED TO
(COMMON PORTIONS)

PART - I

A. **COMMON PARTS** and **PORTIONS** in the **BUILDING**.

1 No. Lift in each block

Fire Fighting arrangement as per sanctioned fire plan

Intercom in each flat

CCTV surveillance.

PART-II

B. **COMMON PARTS** and **PORTIONS** in the **COMPLEX** are listed as under. These **COMMON PARTS** and **PORTIONS/FACILITIES** shall be shared by all the purchasers of current phase as well as by all the purchasers of upcoming phases in this said project **NIRMAN AALAYA (BLOCK-SUKHERALAY)** Present purchasers will have no right to raise any objections on the usage of the under mentioned **COMMON PARTS** and **PORTIONS/FACILITIES** with the purchasers of future horizontal and /or vertical extension which may add on to the present sanction plan.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
OWNER-VENDOR:**

Signature _____
For self and signed as the
Constituted Attorney of Landowners Namely: Soma Adhikary.

**SIGNED AND DELIVERED BY THE WITHIN NAMED
Promoter / Developer:**

Signature _____
Name Mr. BIKASH MONDAL (Director of Annapurna Nirman Private Limited)
Address: Krishnapur, Ghoshpara, Kolkata- 700102

**SIGNED AND DELIVERED BY THE WITHIN NAMED:
Allottee:**

Signature _____
Name Mr/Mrs. /M.s
Address :

**At Kolkata on 00/00/0000
in the presence of :**

WITNESSES :

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

MEMO OF CONSIDERATION

Sl. No.	Date	Bank & Branch Name	Ch./DD No.	Amount in Rs.
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WITNESSES:

1.

2.

**SIGNATURE OF
PROMOTER/DEVELOPER**