

### AGREEMENT FOR SALE

This Agreement For Sale ("Agreement") is made on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY AND BETWEEN


**AL-MADINA REALTY LLP**, a Limited Liability Partnership firm, incorporated under the Limited Liability Partnership Act, 2008, having its registered office at 3, Royd Lane, 3<sup>rd</sup> Floor, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN ABTFA2828G**], represented by its designated partner, **Md. Kamal Ashraf**, son of Md. Samsuddin, nationality Indian, by faith Muslim, by occupation Business, working for gain at 3, Royd Lane, 3<sup>rd</sup> Floor, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AIFPA3630H**], hereinafter referred as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns)

AND

[If the Allottee is a Company]

\_\_\_\_\_ (CIN No. \_\_\_\_\_) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at \_\_\_\_\_ (PAN \_\_\_\_\_), represented by its authorized signatory, \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) (PAN \_\_\_\_\_) 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)

AL-MADINA REALTY LLP

  
Partner

OR

[If the Allottee is a Partnership]

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

OR

[If the Allottee is an Individual]

Mr./ Ms. \_\_\_\_\_ son / daughter of \_\_\_\_\_, aged about \_\_\_\_\_ residing at \_\_\_\_\_, (PAN \_\_\_\_\_) hereinafter called the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors -in-interest and permitted assigns),

OR

[If the Allottee is a HUF]

Mr. \_\_\_\_\_, son of \_\_\_\_\_, aged about \_\_\_\_\_ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business/residence at \_\_\_\_\_ (PAN \_\_\_\_\_), hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

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

The 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**" mean the West Bengal. Housing Industry Regulation Rules, 2018 made under the West Bengal. Housing Industry Regulation Act, 2017;
- c) "**Regulations**" mean the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- d) "**section**" means a section of the Act.

**WHEREAS:**

- A. By a Deed of Conveyance dated 9<sup>th</sup> November, 2015, registered in the Office of the Additional District Sub-Registrar, Sealdah, in Book No.I, Volume No.1606-2015, at Pages 51311 to 51343, being Deed No.160603230 for the year 2015, Nandini Ganguly sold sali land measuring 2 (two) cottah 12 (twelve) chittack 36 (thirty six) square feet, **together with** structures thereon measuring 200 (two hundred) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1029, Nayabad, within the limits of Ward No.109 of Kolkata Municipal Corporation, Kolkata-700099, and marked as Plot No.36, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas (**First Portion of Said Land**), to Rafat Jahan (**the Owner**). Thereafter, the Owner got her name mutated in the records of B.L.&L.R.O. vide R.S. Khatian No. 117 vide Memo No.18-2660/B.L.&L.R.O. ATM Kasba dated 05.05.2017 and also in the records of Kolkata Municipal Corporation, being Assessee No. 31-109-08-1029-0 in respect of the said land purchased.
- B. By a Deed of Conveyance dated 29<sup>th</sup> September, 2016, registered in the Office of the District Sub Registrar-V, South 24 Parganas, in Book No.I, Volume No.1630-2016, at Pages 87049 to 87074, being Deed No.163003027 for the year 2016, Ratna Sen sold sali land measuring 2 (two) cottah 12 (twelve) chittack 36 (thirty six) square feet, **together with** structures thereon measuring 200 (two hundred) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1659, Nayabad, within the limits of Ward No.109 of Kolkata Municipal Corporation, Kolkata-700099, and marked as Plot No.37, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas (**Second Portion of Said Land**), to the Owner. Thereafter, the Owner got her name mutated in the records of B.L.&L.R.O. vide R.S. Khatian Nos. 117 and 118 vide Memo No.18/Mut./7755/B.L.&L.R.O./ATM/Kasba/17 dated 22.12.2017, and also in the records of Kolkata Municipal Corporation, being Assessee No. 31-109-08-1659-0 in respect of the said land purchased.
- C. The Kolkata Municipal Corporation has reassessed and renumbered the Municipal Premises No.1029, Nayabad and Municipal Premises No.1659, Nayabad, as Municipal Premises No. 1659, Nayabad, Kolkata-700099.
- D. By virtue of the circumstances described above, the Owner has become and continued to be the absolute and undisputed owner of the First Portion of Said Property and Second Portion of Said Property, collectively **Said Land**, being sali land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, **together with** structures thereon measuring 400 (four hundred) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1659 (formed by amalgamation of Premises No.1029 and Premises No.1659, Nayabad), Nayabad, within the limits of Ward No.109 of Kolkata Municipal Corporation, Post Office Purba Jadavpur, Kolkata-700099, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas.

- E. The Owner applied for conversion of the Said Land (vide Case No.88/2018) before the concerned Office of the Block Land & Land Reforms Office, and the same was allowed and converted to bastu vide Memo No. 17/5028.
- F. The Owner got a Plan sanctioned from the Kolkata Municipal Corporation for the purpose of building a residential project on the Said Land vide Plan No. 2020120292 dated 24.12.2020.
- G. The Owner and the Promoter have entered into a Development Agreement dated 09.01.2021 and the same was registered in the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at Pages 30177 to 30217, being Deed No.190300241 for the year 2021 and the Owner has granted a Development Power of Attorney in favour of the Promoter, dated 15.01.2021 and the same was registered in the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at Pages 30152 to 30176, being Deed No.190300544 for the year 2021 for the sole purpose of developing the Said Land:
- H. The Said Land is earmarked for the purpose of building a residential project comprising G+4 residential building and the said project shall be developed by the Promoter and known as ("AMR ICON").
- I. 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 Owner/Promoter regarding the Said Land on which Project is to be constructed have been completed;
- J. The Kolkata Municipal Corporation has granted the commencement certificate to develop the project vide approval dated \_\_\_\_\_ bearing Registration No.\_\_\_\_\_.
- K. The Owner/Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment 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;
- L. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at Kolkata on \_\_\_\_\_ under registration no. \_\_\_\_\_.
- M. 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 Building ("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**);

N. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

O. [Please enter any additional disclosures/details];

P. 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;

Q. 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;

R. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the covered parking (if applicable) as specified in para G.

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

**1. TERMS:**

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

1.2 The Total Price for the Apartment based on the carpet area is Rs. \_\_\_\_\_/- (Rupees only ("**Total Price**") morefully described hereunder:

Apartment No. :

Apartment Type :

Floor :

Rate of Apartment per square feet :

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 Prking-1 Price per Parking

Garage / Covered Prking-2 Price per Parking

Total Price (in Rupees)

**Explanation:**

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;
- (ii) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GS.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the said Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment to the Allottee and the said 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 charged from the Allottee;

- (iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee with 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, Total Price (Parking Space, if any) includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, cost of providing all other facilities, amenities and specifications to be provided within the Apartment and the Project but it will exclude taxes and maintenance charges.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authority, 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 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ \_\_\_\_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans 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 minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.
- 1.7 The Architect and the Promoter shall have the absolute authority to determine as to the specification of the building materials used for the construction of the Project, and the Allottee/Purchaser hereby consents to the same.
- 1.8 *[Applicable in case of an apartment]* 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 and/or such other certificate by whatever name called issued 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 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 of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in Paragraph 1.2 of this Agreement herein.
- 1.9 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment/ Plot] 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 duly obtaining the completion certificate from the competent authority as provided in the Act;
  - (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project; The Price excludes Taxes and

maintenance charges;

- (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.

1.10 It is made clear by the Promoter and the Allottee agrees that the Apartment along with the Said Car Parking Space (if any) 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 the Project's facilities and amenities shall be available only for use and enjoyment of the Allottee of the Project.

1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, 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.

1.12 The Allottee has paid a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_/- only) as booking amount being part payment towards the Total Price of the Apartment, Parking Space (if any) and extra charges 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 and Parking Space (if any) and extra charges 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/she 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 (as applicable) in favour of **AMR ICON** the Promoter payable at Kolkata.....Br.....A/C No.....

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

3.1 The Allottee, if a 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 permissions, 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 part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- 3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said 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 under any head(s) of dues against lawful outstanding of the Allottee against the Apartment, if any, in his/ her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

**5. TIME IS ESSENCE:**

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 Allottee or the competent authority, as the case may be.

**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 [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 Municipal Authority 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** - The Promoter agrees and understands that timely delivery of possession of the said Apartment to the Allottee and the common areas to the association of allottee or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the said Apartment 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 including but not limited to 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 conditions then the Allottee agrees that the Promoter shall

7.2 be entitled to the extension of time for delivery of possession of the said Apartment.

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 Allottee (after deduction of any statutory charges payable to any authority for the time being in force) within 45 (forty five) days from that date. The Promoter shall intimate the Allottee about such termination at least 30 (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 right, claim etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.3 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority, shall offer in writing the possession of the said Apartment, to the Allottee in terms of this Agreement. Once this is completed, the Promoter shall issue notice of Possession to the Allottee/Purchaser and call upon him/her to take possession thereof by executing a deed of conveyance upon payment of all outstanding amounts to the Promoter within 30 (thirty) days from the date of issue of such notice. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, 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 copy of the occupancy and/or completion certificate of the apartment, as the case may be, to the allottee duly.

7.4 **Failure of Allottee to take Possession of Apartment** - Upon receiving a written intimation from the Promoter (Notice of Possession) as per para 7.2, the Allottee shall take possession of the said 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 7.2., such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2 above and other outgoings.

7.5 **Possession by the Allottee** - After obtaining the occupancy certificate and/or completion certificate and handing over physical possession of the said Apartment to the Allottee, 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, as per the local laws; [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottee or the competent authority, as the case may be, within 30 (thirty days) after obtaining the completion certificate].

7.6 **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 [Said Apartment and Said Car Parking Space] paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the Promoter to the Allottee within 45 (forty five) days of such cancellation.

- 7.7 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 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 his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the said Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 45 (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 said Apartment which shall be paid by the Promoter to the Allottee within 45 (forty- five) days of it becoming due.

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

- 8.1 The Owner and Promoter have 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;
- 8.2 The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project;
- 8.3 There are no encumbrances upon the Said Land or the Project.
- 8.4 There are no litigations pending before any Court of law or Authority with respect to the Said Land, Project or the Apartment.
- 8.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Land and said Apartment 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 said Apartment and common areas;
- 8.6 The Promoter has the right to enter into this Agreement and has not committed promoted to perform any act or thing whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.

- 8.7 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;
- 8.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Apartment to the Allottee in the manner contemplated in this Agreement;
- 8.9 At the time of execution of the conveyance deed the Promoter shall hand over lawful, vacant, peaceful, physical possession of the said Apartment to the Allottee and the common areas to the Association of Allottees or the competent authority, as the case maybe;
- 8.10 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 Property;
- 8.11 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 authorities till the completion certificate has been issued irrespective of possession of apartment, along with common areas (equipped with all the 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 in accordance with the terms and conditions of this Agreement;
- 8.12 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 Owner and Developer 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, the Allottee is entitled to the followings:
- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any

interest; or

- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the said Apartment, along with interest at the rate prescribed in the Rules within 45 (forty-five) days of receiving the termination notice;

Provided that where an Allottee does not intend to withdraw from the said Project or terminate the Agreement, he/she 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 said Apartment, which shall be paid by the Promoter to the Allottee within 45 (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 payments 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) If the Allottee/Purchaser in any manner delays execution of deed of conveyance beyond 30 (thirty) days from the date of Notice issued by the Promoter, the Purchaser shall be liable to pay a penalty of Rs.3,000/- (Rupees three thousand) per month plus applicable taxes if any, for the period of such delay.
- (iii) In case of Default by Allottee under the condition listed above continues for a period beyond 45 (forty five) consecutive days after notice from the Promoter in this regard, the Promoter may cancel the allotment of the said 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 this Agreement shall thereupon stand terminated;

Provided that the Promoter shall intimate the allottee about such termination at least 30 (thirty) days prior to such termination.

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

The Promoter on receipt of Total Price of the said Apartment, said Car Parking Space (if any) and extra charges (if any) as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the said Apartment and said Car Parking Space (if any) together with proportionate indivisible share in the Common Areas within 3 (three) months from the date of issuance of the occupancy certificate and/or 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 (three) 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, for a maximum period of 1 (one) year upon the issuance of the completion certificate of the Project.

**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 Allottee 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 allottee 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 permit the association of allottee 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 Basement and Service Areas: The basement(s) and service areas, if any, as located within the "AMR ICON", shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms 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 said 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 said Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Apartment and keep the said Apartment, 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 facade of the Building or anywhere on the exterior of the Project, buildings therein or

Common Areas. The Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the said Apartment 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.

- 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 which 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 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 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. **WEST BENGAL APARTMENT OWNERSHIP ACT:**

The Promoter has assured the Allottee that the Project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter showing compliance of various laws/ regulations as applicable in 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 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar and/or the concerned registration office/s having jurisdiction 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 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 Project shall equally be applicable to and enforceable against any subsequent allottee of the said Apartment, in case of transfer / conveyance as the said obligations go along with the said Apartment for all intents and purposes.

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

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

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

**25. SEVERABILITY:**

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

**26. METHOD OF CALCULATION OF PROPORTIONATE SHARE 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 [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 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 the office of the Sub -Registrar/Registrar at Kolkata. Hence this Agreement shall be deemed to have been executed at Kolkata.

**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 :

Address of the Allottee :

Name of the Promoter :

Address of the Promoter :

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 Developer or the Allottee, as the case may be.

- 30. JOINT ALLOTTEES:** That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 31. SAVINGS:** Any application letter, allotment letter, agreement, or any other document signed by the Allottees in respect of the said Apartment, prior to the execution and registration of this Agreement for Sale for such apartment, 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 \_\_\_\_\_ in presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee (Including Joint Allottees):

1. Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

2. Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

1. Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

2. Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**SCHEDULE'A' — PLEASE INSERT DESCRIPTION OF THE [APARTMENT] AND TILE GARAGE/ COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS**

**Part 1**

Bastu Land measuring 9.25 (nine point two five) decimal, more or less, equivalent to 5 (five) cottah 9 (nine) chittack 27 (twenty seven) square feet, comprised in R.S. Dag Nos.195 and 196, recorded in R.S. Khatian Nos. 117 and 118, J.L.No.25, Mouza Nayabad, situates lying at Premises No. 1659 (formed by amalgamation of Premises No.1029 and Premises No.1659, Nayabad), Nayabad (Assessee No.31-109-08-1659-0), within the limits of Ward No.109 of Kolkata Municipal Corporation, Post Office Purba Jadavpur, Kolkata-700099, Police Station Kasba (now Purba Jadavpur), Sub-Registration District Sealdah, District South 24 Parganas and butted and bounded as follows:

**On the North** : By Part of R.S. Dag No.196  
**On the East** : By Part of R.S. Dag No.196  
**On the South** : By 40 feet wide Road  
**On the West** : By Part of R.S. Dag No.195

**Part 2**

The Said Apartment being \_\_\_\_\_ type residential Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ floor, having carpet area of \_\_\_\_\_ square feet, more or less, corresponding to built up area of \_\_\_\_\_ square feet, more or less, in the Said Project named “AMR ICON” being constructed on the Said Land. The Said Apartment is shown in the map/plan annexed hereto and marked with Red border in Schedule B.

**SCHEDULE B**

**Plan**

**SCHEDULE C  
PAYMENT PLAN**

**Part 1**

Price for the Apartment :  
Price for Car Parking (if any) :  
Total Price :

**Part 2**

Particulars	Amount
Application / Token Money	1,00,000/-
Within 30 days from the date of execution of Sale Agreement	15% of Total Consideration + G.S.T. (as applicable) (Less) – Booking Amount
On Completion of Piling	10% + G.S.T.
On Completion of Foundation	10% + G.S.T.
On Completion of Ground Floor Roof Casting	10% + G.S.T.

On Completion of 1 <sup>st</sup> Floor Roof Casting	10% + G.S.T.
On Completion of 2 <sup>nd</sup> Floor Roof Casting	10% + G.S.T.
On Completion of 3 <sup>rd</sup> Floor Roof Casting	10% + G.S.T.
On Completion of 4 <sup>th</sup> Floor Roof Casting	10% + G.S.T.
On Completion of Brick Work	5% + G.S.T.
On Completion of Flooring	5% + G.S.T.
On Possession	5% + G.S.T.

#### SCHEDULE 'D' – COMMON AREAS AND FACILITIES


1. Land underneath the building and statutory open spaces with the land.
2. Lobbies and staircases
3. Underground and over-head reservoir, water tanks, all supply/drain water pipes (save those inside any flat), Deep Tube Well, boundary walls, main gate, meter room and roof of the building.
4. Darwan/Guard/Care Taker's room
5. Electric Meter Room, wiring and accessories for lighting of common areas, Pump and Motor, Electrical installations relating to meter for receiving electricity from CESC Ltd.
6. Lift with all its installations
7. Common Toilet on the ground floor
8. Intercom system/CCTV
9. Other common area and installations and/or equipment as are provided in the new building for common use and enjoyment.

#### SCHEDULE 'E' — SPECIFICATIONS, AMENITIES. FACILITIES (WHICH ARE PART OF THE PROJECT)

<b>Structure</b>	:	Earthquake resistant RCC framed construction with infill brick walls.
<b>Wall</b>	:	Interior : Wall putty / white cement paint.
<b>Outside Walls</b>	:	High quality weather proof cement paint.
<b>Doors</b>	:	Tough timber frames & solid core flush shutter.
<b>Windows</b>	:	Aluminum sliding window with fully glazed shutter
<b>Floors</b>	:	Bedroom, Living & Dining : Vitrified floor tiles.
<b>Kitchen</b>	:	Ceramic tiles floor with black stone counter & sink. ii) Dado of ceramic tiles upto 2ft above the counter.
<b>Toilet &amp; Sanitary Fittings</b>	:	Ceramic tile floor. Dado of ceramic tiles on the wall up to door height.

White sanitary ware of a reputed make.  
C.P. fitting of a reputed make.

<b>Stair Case</b>	:	Stones/ tiles/ marble.
<b>Lift</b>	:	Passenger lift of reputed make.
<b>Water supply</b>	:	24 hrs. water supply.
<b>Electrical</b>	:	Piano type switches of anchor or equivalent make. Necessary electrical point with switches in all bedroom, living/dining, kitchen, and toilet. Concealed electrical wiring with PVC insulated copper wire of a reputed make.
<b>Security Amenities</b>	:	CCTV & Intercom

AL-MADINA REALTY LLP  
  
Partner