

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("AGREEMENT") executed on this the --- day of -----, 20---

BY AND BETWEEN

WEST BENGAL HOUSING BOARD, (PAN AAJW0019K) a Statutory Body Corporate constituted under the West Bengal Housing Board Act, 1972 (Act XXXII of 1972), having its office at 105, S. N. Banerjee Road, Kolkata-700014 (represented by its **Constituted Attorney**, **BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED**, a Joint Sector Company incorporated under the Companies Act, 1956 and having its Registered Office at "Vishwakarma", 86C, Topsia Road (South), Kolkata-700046 (BAHDL) through its **Authorized Signatory**, Mr. _____, son of _____), Aadhar No. _____) and authorized vide Board Resolution dated _____ hereinafter referred to as the "**OWNER**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees):

AND

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BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED, a Joint Sector Company incorporated under the Companies Act, 1956 and having its Registered Office at "Vishwakarma", 86C, Topsia Road (South), Kolkata-700046 (**BAHDL**) (represented by its **Authorized Signatory**, Mr. _____, son of _____, **Aadhar No.** _____, duly authorized by Board Resolution dated _____) (hereinafter referred to as the "**PROMOTER**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assignees)

AND

[**ALLOTTEE IF COMPANY**]

_____, (CIN No. _____), a company incorporated under the provisions of the Companies Act, 1956 or 2013, as the case may be, having its Registered Office at _____, (PAN _____), represented by its **Authorized Signatory**, _____, (**Aadhar No.** _____), duly authorized vide Board Resolution dated _____, hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees).

[**OR**]

[**If the Allottee is a Partnership**]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____ (PAN: _____), represented by its **Authorized Partner** _____ (Aadhar No. _____) authorized vide _____, hereinafter referred to as the "**ALLOTTEE**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees including those of the respective partners).

[**OR**]

[**If the Allottee is an Individual**]

MR / MS. _____, (Aadhar No. _____), son / daughter of _____ aged about _____, residing at _____ (PAN: _____), hereinafter called the "**ALLOTTEE**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his / her heirs, executors, administrators, successors-in-interest and permitted assignees).

[**OR**]

[**If the Allottee is a HUF**]

MR. _____, (Aadhar No. _____), son of _____, aged about _____, for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____ (PAN: _____), hereinafter referred to as the "**ALLOTTEE**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, representatives, executors, administrators, successors-in-interest and permitted assignees as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

The Owner, the Promoter and the Allottee shall hereinafter collectively be referred to as the "**PARTIES**" and individually as a "**PARTY**".

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

WHEREAS:

- A. (i) The Owner is the absolute and lawful owner of the Land, measuring 5 acres, be the same a little more or less, pertaining to Plot No. II/F/13 in Action Area-IIA, of New Town, Kolkata, corresponding to R.S. Dag Nos as detailed below in Mouza Chakpachuria, J.L.No.33, Police Station Rajarhat, District North 24 Parganas (hereinafter referred to as "the **TOTAL LAND**"):

Plot No.	Specific Portion	Area (Acre)
11	Part	0.01
12	Part	0.18
13	Part	0.66
14	Part	0.42
15	Part	0.82
16	Part	0.69
17	Part	0.69
18	Part	0.52
19	Part	0.14
20	Part	0.009
37	Part	0.001
38	Part	0.04
39	Part	0.03
40	Part	0.55
1194	Part	0.07
1065	Part	0.22
--	Total	5

The Owner acquired the Total Land in the following manner:

- (a) Out of the Total Land, a piece and parcel of Land measuring 4.78 acres was transferred by the Government of West Bengal to the Owner by a Notification No.306-H1/HG/NTP-2L-9/99 (Pt), dated 28th May, 2009, issued under Section 29(1) of the West Bengal Housing Board Act, 1972,
- (b) Further, a piece and parcel of Land, measuring 0.22 acres was transferred by the Government of West Bengal to the Owner by a Notification No. 974-H1/HG/NTP/2L-9/99(Pt.-II), dated 8th December, 2015, issued under Section 29(1) of the West Bengal Housing Board Act, 1972,




- (ii) (a) The Owner entered into a Development Agreement dated 16th June, 2009, (hereinafter referred to as the "**FIRST AGREEMENT**") with the Promoter for developing and constructing a Building Complex on the Total Land for the consideration and subject to the terms and conditions contained therein;
- (b) By an Agreement dated 7th October, 2015 (hereafter referred to as the "**SECOND AGREEMENT**"), the First Agreement was amended as follows:
- (i) The purpose of development of the Complex was changed from "**Housing/Allied Purpose**" to "**IT Infrastructure and Allied Housing Purpose**",
- (ii) It was further provided that the Company (Promoter herein) shall complete the proposed building complex fully within 4 years from 7th October, 2015.
- (c) By an Amendment Agreement dated 8th September, 2020 (hereafter referred to as the "**THIRD AGREEMENT**"), The First Agreement and the Second Agreement were amended as follows:
- (i) The Promoter undertook and declared to construct at least 126 LIG/ MIG category flats on a portion of land situated at nearby Ghuni in Mouza Sulangari (JL No. 22), P.S. Rajarhat, Dist.-North 24 Parganas as described in the Schedule therein to compensate the HIG Apartments to be constructed in the Project.
- (ii) It was further provided that the validity of the First Agreement is being extended for 5 years with effect from the date of execution of the Third Agreement.

In terms of the First Agreement, Second Agreement and the Third Agreement, the Promoter is developing a building complex on the Total Land, which building complex is christened as "**ECOSPACE TOWERS**", to be used for IT Infrastructure and Allied Housing Purpose (hereinafter referred to as "**THE COMPLEX**")

- (iii) The Complex is being developed in 2(two) distinct and earmarked phases, i.e., Residential Phase and the IT & ITeS Phase and each of the phases will be registered as a separate project to be registered under the provisions of the Act,
- (a) The Residential Phase, being developed on a demarcated piece of land, measuring 1.6610 acres (equivalent to 6721.65 sq. mts. approx. of the Total Land and hereinafter referred to as the ("**SAID LAND**")) shall comprise of 2 (two) residential buildings/ towers and both the buildings/ towers will collectively be christened as "**ECOSPACE RESIDENCIA**" and shall be treated as a separate Project for the purpose of the Act. This Agreement for Sale is in respect of the Residential Phase, i.e. "Ecospace Residencia" and shall hereinafter be referred to as the "**PROJECT**").




- (b) The IT & ITeS Phase would be developed in future on earmarked and designated portion of 3.3367 acres (equivalent to 13503.25 sq. mts. approx. of the Total Land and hereinafter referred to as the "**IT & ITeS PHASE LAND**"). The buildings/ towers in the IT & ITeS Phase will be used for IT & ITeS OR for such other use, which may be permitted/ prescribed by concerned authority(ies). It is, however, clarified that the Promoter may further divide the IT & ITeS Phase and may register each of them as a separate project under the Act.
- B. The Building Plans of the Complex (including the Project Plan) to be developed on the Total Land has been approved by New Town Kolkata Development Authority as a composite plan for Mixed Use Development by their letters, dated 2nd August, 2016 (bearing Building PIN. RIF0001320160722) and 4th October, 2016 (being Memo No. 5590/NKDA/Admin (BPS)-415/2013);
- C. The Owner and the Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner regarding the Said Land on which the Project is being constructed have been completed;
- D. The New Town Kolkata Development Authority ("**NKDA**") has granted the Building Permit to develop the Project vide their approval dated 02-08-2016 bearing Building PIN. RIF0001320160722;
- E. The Owner through the Promoter, on 18-06-2019, obtained from NKDA the latest/final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment or building/tower, as the case may be. The Owner & the Promoter agree and undertake that it shall not make any changes to these layout plans of the Project except in strict compliance with Section 14 of the Act and other laws as applicable;
- F. The Promoter has registered the Project as a separate Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at _____ on _____ under Registration No. _____;
- G. The Allottee had applied for an apartment in the Project vide Application No. _____ dated _____ and has been allotted Apartment No. _____ having Carpet Area of _____ Square Feet, Type _____, on _____ Floor in Tower No. _____ named _____ (hereinafter referred to as the "**BUILDING**"), along with _____ nos. of _____ [Covered/Open] Car Parking Space (admeasuring 135 Square Feet in the _____ [Ground Floor/Basement], as permissible under the applicable law **TOGETHER WITH** pro rata undivided, impartible and variable share in the common areas of the Project ("**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 of the Apartment is annexed hereto and marked as **Schedule B**);

The Allottee hereby agrees with the Promoter that the Common Areas and Common Facilities dedicated in the Project shall be used exclusively by the allottees in the Project, and the Common Areas and Common Facilities dedicated in the IT & ITeS Phase shall be exclusively used by the allottees of that IT & ITeS Phase.




The allottees of the apartments in the Project shall own in common with other allottees of the Project, the Common Areas of the Project together with all easements, rights and appurtenances belonging thereto (hereinafter collectively referred to as the "PROJECT COMMON PORTIONS & FACILITIES" and more particularly described in Schedule-F hereto);

In accordance with provisions of the West Bengal Apartment Ownership Act,1972 certain common areas and facilities may be kept as reserved for use of certain apartments or remain allotted to any apartment to the exclusion of other apartments and shall hereinafter be referred to as the "LIMITED COMMON AREAS AND FACILITIES";

The Limited Common Areas and Facilities in respect of the Project shall, interalia, include the covered/open car parking spaces designated for the Project;

The Allottee has been allotted for his exclusive use ____ no. of [Covered/Open Car parking spaces];

- H. The Parties have gone through all the terms and conditions set out in this Agreement and have understood the mutual rights and obligations detailed herein and on or before execution of this Agreement, the Allottee has examined or has caused to be examined the following and the Allottee has fully satisfied himself/itself as to:
- (a) the floor plan, area and other dimensions and specifications of the Apartment;
 - (b) the layout plan and sanctioned plan of the Project and the Building; and
 - (c) the terms, conditions, covenants, stipulations, restrictions, reservations, and obligations, subject to which this Agreement is being executed; and the Allottee has further agreed, represented and undertaken not to raise any objection or demand and/or claim for compensation and/or damage in respect thereof in any manner or on any ground whatsoever or howsoever;
- I. 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;
- J. 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;
- K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Owner and the Promoter hereby agree to sell, in the manner mentioned below, and the Allottee hereby agrees to purchase the Apartment and the [covered/open] parking space 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 Owner agrees to sell to the Allottee, the Promoter hereby confirms such sale, 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**"). The break up is given in Annexure "____" hereto:

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 includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment to the Allottee and the common areas and the facilities of the Project to the Association of Allottees or the Competent Authority, as the case may be, after obtaining the Completion Certificate or Partial Completion Certificate, as the case may be:

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 to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified in Schedule-C. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Apartment includes recovery of price of land, construction of not only the Apartment but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint/POP, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project as per the Schedule- "D" hereto.

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

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to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the 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'** (hereinafter referred to as the "**PAYMENT PLAN**").
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ ___% per annum for the period by which the respective installment 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 sanction plans, layout plans, and specifications and the nature of fixtures, fittings and amenities described herein at Schedule-**'D'** and Schedule-**'E'** (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Apartment 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 Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the Project is complete and the Completion Certificate or Partial Completion Certificate, as the case may be, 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 any reduction in the Carpet Area, then the Promoter shall refund the excess money paid by the Allottee within 45 (forty-five) days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the Carpet Area, which is not more than 3 (three) percent of the carpet area of the apartment, allotted to the 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 that 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, indivisible and variable proportionate share in the Common Areas of the Project. 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 handover the common areas to the Association of Allottees of the Project "Ecospace Residencia" after duly obtaining the Completion Certificate or Partial Completion Certificate, as the case may be, 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, taxes, cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint/POP, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project as provided in Schedule-D hereto;
- (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, subject to adherence of safety norms of the Promoter.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with _____ [Covered Car Parking Space/Open Car Parking Space] 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 on which the Project is being developed 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 Projects' Common Portions & Facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

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

1.11 The Allottee has paid 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 as prescribed in



the Payment Plan mentioned in 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 specified in the Rules.

2. **MODE OF PAYMENT:**

Subject to the terms of this Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan described in Schedule-C through A/c Payee cheque/demand draft or online payment (as applicable) in favour of " _____ " payable at _____.

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

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement, any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or 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 shall 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 and the Owner accept no responsibility in regard to matters specified in para 3.1 above. The Allottee shall keep the Promoter and the Owner 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 and the Owner shall not be responsible towards any third party making payment/remittances on behalf of the Allottee and such third party shall not have any right in the application/allotment of the Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. **ADJUSTMENT/APPORTION 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, if any, in his/her name as the Promoter may in its sole discretion deem fit 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 the allottees or the competent authority, as the case may be.

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

The Allottee has seen the proposed lay out 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 NKDA and shall not have an option to make any variation/alteration/modification in the plans of Project, 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 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 of the Project on its formation or to 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 of the Project with all specifications, amenities and facilities of the Project (except certain facilities of RAC (as defined in 11.1(H)) which will be available upon completion of both the Towers of the Project) on 31-03-2024, unless there is delay or failure due to war, flood, draught, 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 be entitled to the extension of time for delivery of possession of the 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 allotment within 45 (forty-five) days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its liabilities under this Agreement.

7.2 **Procedure for taking possession:** The Promoter, upon obtaining the Completion Certificate or Partial Completion Certificate, as the case may be, from the Competent Authority shall offer in writing the possession of the Apartment to the Allottee in terms of this Agreement, to be taken within 2 (two) months from the date of issue of Completion Certificate or Partial Completion Certificate, as the case




may be. The Conveyance Deed in favour of the Allottee shall be executed and registered by the Promoter in favour of the Allottee within 3 (three) months from the date of issue of the Completion Certificate or Partial Completion Certificate, as the case may be, and the Promoter and the Allottee shall render full co-operation with each other to carry out the execution and registration of the Conveyance Deed. 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, agrees(s) to pay the maintenance charges as determined by the Promoter /Association of the Allottees, as the case may be, after the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be, for the Project. The Promoter shall handover copy of Completion Certificate or Partial Completion Certificate, as the case may be, of the Apartment, to the Allottee at the time of execution and registration of the Conveyance Deed of the same.

- 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 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable as specified in para 7.2.
- 7.4 **Possession by the Allottee:** After obtaining the Completion Certificate or Partial Completion Certificate, as the case may be, and handing over physical possession of the Apartment 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 the allottees or to the Competent Authority, as the case may be, as per the applicable laws.
- 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, then subject to terms mentioned below, the Allottee shall serve a 90 (ninety) days' notice in writing on the Promoter and on expiry of the said period, the allotment shall stand cancelled and the Promoter herein is entitled to forfeit an amount equal to the sum total of the booking amount paid for the allotment, all interest liabilities of the Allottee accrued till the date of cancellation, the stipulated charges on account of dishonor of cheque(s) and all amounts collected as taxes, charges, levies, cess, assessments and all other impositions which may be levied by any appropriate authorities ("Cancellation Charges") and the applicable G.S.T. payable on such Cancellation Charges. 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, after deduction of applicable taxes paid on such amount by the Promoter.

Where the Allottee proposes to cancel/withdraw from the Project without any fault of the Promoter then in such event the Allottee shall be entitled to exercise such right of cancellation only if on the date when the Allottee so expresses his intent to terminate this Agreement, the Total Price then prevailing for transfer of an Apartment in the Project is not less than the Total Price payable by the Allottee



under this Agreement, and the Allottee agree(s) and undertake(s) that the decision of the Promoter in this regard shall be final and binding on the Allottee.

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

7.6 Compensation:

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the Project Land, 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 Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 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 Apartment which shall be paid by the Promoter to the Allottee within 45 (forty-five) days of it becoming due.

It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions deposited with the appropriate authorities concerned shall not be returned by the Promoter and the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

8. REPRESENTATIONS AND WARRANTIES OF THE OWNER & THE PROMOTER:

The Owner & the Promoter hereby represent and warrant to the Allottee as follows:

- (i) The Owner has absolute, clear and marketable title with respect to the Total Land; the Promoter has requisite rights to carry out development upon the Said Land and absolute, actual physical and legal possession of the Said Land for developing the Project;
- (ii) The Owner & the Promoter have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the Said Land or the Project, except mortgage and hypothecation created for obtaining financial assistance for the development of Project. Further, encumbrances by way of mortgage or hypothecation in respect of



- the Said Land may be created in future for obtaining financial assistance for the development of the Project;
- (iv) There are no litigations pending before any Court of law 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 the Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Owner & the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, the Said Land, the Tower/ Building and the Apartment and the Common Areas;
 - (vi) The Promoter and the Owner have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - (vii) Other than the First Agreement, the Second Agreement and the Third Agreement referred to herein above, the Owner and the Promoter have not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the Said Land, including the Project and the Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
 - (viii) The Owner & the Promoter confirm that the Owner & the Promoter are not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
 - (ix) At the time of execution of the Conveyance Deed, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the Common Areas to the Association of the Allottees or the Competent Authority, as the case may be;
 - (x) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Said Land;
 - (xi) The Owner & the Promoter have duly paid and shall continue to pay and discharge all government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authority till the Completion Certificate or Partial Completion Certificate, as the case may be, has been issued and 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. To enable the Promoter to pay the dues mentioned above, the Allottee hereby undertakes to discharge his legal obligation to pay such dues to the Promoter under section 19(6) of the Act.
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Owner & 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) The 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 (except the RAC (as defined in 11.1 (H)) facilities, which will be complete on completion of both the Towers of the Project), as agreed to between the parties, and for which Completion Certificate or Partial 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 its registration under the provisions of the Act or the rules or regulations made thereunder.

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

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or
- (ii) The Allottee shall have the option of terminating this Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any heads whatsoever towards the purchase of the 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 Project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, 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 two 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 as the rate prescribed in the Rules;
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 (two) 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 applicable statutory taxes, if any, this Agreement shall thereupon stand terminated.

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

10. **CONVEYANCE OF THE APARTMENT:**

On receipt of the complete amount of the Price of the Apartment from the Allottee, the Owner shall execute a conveyance deed along with the Promoter as the Confirming Party and convey the title of the Apartment together with proportionate, indivisible and variable share in the Common Areas within 3 (three) months from the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be. However, in case the Allottee fails to deposit the stamp duty and 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 the stamp duty and registration charges is made by the Allottee.

11. **MAINTENANCE OF THE TOWER /APARTMENT /PROJECT:**

The Promoter shall be responsible to provide and maintain essential services of the Project till the taking over of the maintenance of the Project by the Association of the Allottees upon the issuance of the Completion Certificate or Partial Completion Certificate, as the case may be, of the Project.

The cost of such maintenance for a period of _____ months/ years from the Deemed Date Of Possession ("**MAINTENANCE CHARGES**"), which has been included in the Total Price of the Apartment, assuming that the Association(s) shall be formed and maintenance and management of the Common Areas & common facilities will be taken over by the allottees within a period of 2 (two years) from the date of the Completion Certificate or Partial Completion Certificate, as the case may be of both the towers of the Project. In case the formation of the Association is delayed beyond the 2 (two) year period, the Promoter shall provide and maintain the essential services in the Project till the Association is formed and the Project is handed over to the Association and the Allottees shall pay to the Promoter, the charges for such maintenance as fixed by the Promoter.

11.1 **COMMON AREAS AND FACILITIES:**

- A. The Common Areas and common facilities of the Project shall be handed over to the Association upon formation of such association by the allottees of the Project (the "**ASSOCIATION**").
- B. The Allottees of the Project shall join the Association of the Project as members.
- C. The Allottees are required to complete the formalities of becoming members of Association and also to comply with the Rules and Bye-laws of the Association.
- D. The Promoter shall at an appropriate time within a maximum period of 2 years from the Date of Completion Certificate or Partial Completion Certificate, as the case may be, of both the towers of Project shall notify the scheme of formation of the Association to the allottees in accordance with the West Bengal Apartment Ownership Act,1972 so as to enable them to constitute/form such Association.




- E. The Allottee shall execute the necessary Declaration in Form-A, for submission of the Project to the provisions of the Apartment Ownership Act to enable the formation of the Association, either by himself, or through a Power of Attorney holder, when called upon by to do so by Promoter, after receiving the Completion Certificate or Partial Completion Certificate, as the case may be.
- F. During the Interim Maintenance Period, (i.e. the period prior to formation of the Association of Allottes and handing over of maintenance of Common Areas and Facilities of the Project, "Ecospace Residencia"), the Promoter shall run, operate, manage and maintain (i) the RAC and (ii) the Common Areas & Facilities (iii) the shared common infrastructure & facilities, if any, with the IT & ITes Phase.
- G. The Rules/ Bye Laws to regulate the use and maintenance of the Common Areas and common facilities of the Project, including that of the RAC shall during the Interim Maintenance Period, be framed by the Promoter. After the Common Areas and facilities of the Project are handed over to the Association, the Association may adopt the Rules and the Bye laws framed by the Promoter, with or without amendments, as may be deemed necessary by the Association. These Rules & the Bye Laws will be framed with such restrictions as may be necessary for proper maintenance and shall always be framed subject to the following restrictions:
- (i) **The Air Conditioning:** The Apartments have been designed for Split Air Conditioning system, with suitable provision for keeping all outdoor units of the AC system at one place. The Allottee would take refrigerant piping to their indoor units, for which the Allottee shall have to strictly follow the rout as per building design while installing their AC units. In no case, placing of the outdoor units shall be allowed except the designated place earmarked for all the outdoor units pertaining to Apartment. Further, the MS structure to keep the multiple outdoor units in tiers created out of mild steel structure shall be built by the Allottee at his cost depending on the selection of outdoor units of Allottee's make.
- No puncturing of window/ wall to install A.C units will be permitted.
- (ii) **Balcony/Terrace:**
- (a) Drying of clothes or hanging etc. should not be done in the Balcony in any manner in which it would be visible from the open areas of the Project.
- (b) The balcony in the Apartments will always remain to be balcony and no glazing/grill/cover will be permitted in the balcony so as to enclose the space or to disturb the aesthetics of the Project. No interference to the elevation/ façade of the Project will be permitted. The design intent of the architects will be required to be maintained by the allottees.
- H. **RESIDENTS' ACTIVITY CENTRE (RAC):** The Promoter proposes to set up a "Residents' Activity Centre" (namely "**ZEST**") in the Project. All apartment

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Owners of the Project shall become the members of the RAC. The membership of the RAC shall be only in the name of individuals and the onetime charge for RAC is mentioned in the Total Price.

The onetime RAC charge shall be appropriated by the Promoter towards the cost to be incurred for providing the infrastructure facilities and interiors including equipments at the RAC. Surplus or deficit, if any, of such onetime RAC charge will be on account of the Promoter.

One membership of the RAC will entitle the individual, spouse and dependent children to use RAC facilities. The other occupant(s) of apartment(s) may also use the RAC facilities, subject to confirmation from the Allottee and on payment of Additional Annual Subscription Charges as may be decided by the Promoter/Associate in due course of time.

Other Allottee (such as body corporate, AOP etc) will be required to nominate the occupier of the allotted Apartment, who, for all purposes, will be treated as the member of the RAC.

The tenant/lessee/licensee of the Allottee may use the RAC facilities on written confirmation of the Allottee as their tenant/ lessee/licensee and on payment of monthly subscription only.

The RAC will form part of common areas and facilities of the Project and will be handed over to the Owners Association of the Project.

The RAC shall be managed by the Promoter either by itself or through its nominee, until it is handed over to the Association.

The rate of annual subscription charge is Rs. _____/- (Rupees _____) for the allotted Apartment. This amount is at today's cost and subject to revision annually.

The usage of the RAC by the Allottee, however, is subject to the payment of subscription charge.

The annual subscription for 2 (two) year shall be payable to the Promoter or its nominee, at the time of possession and is mentioned in the Total Price. Surplus or deficit, if any, arising out of the operation of the RAC for the period of these 2 (two) years shall be to the account of the Promoter. In case however, the Association of the allottees/owners of the Project is formed within the period of 2 (two) years, then, and, in that event, the balance amount (proportionate to the period less than 24 months), if any, after reconciling the accounts would be handed over to the Association.

Some of the facilities at the RAC shall be available to the members, subject to payment of the annual subscription, while other facilities will be available on "pay and use" basis over and above the annual subscription charges.

Detailed terms and conditions of RAC membership, different charges and rules and regulations governing the usage of the RAC will be formulated and




circulated to all the members in due course, which will be binding on all the members of RAC.

In case the Apartment is transferred, the membership of RAC will automatically stand transferred to the transferee of the Apartment and the transferor will cease to be member of the RAC.

- I. **MAINTENANCE SECURITY DEPOSIT:** The Allottee, on or before possession, shall deposit an amount equivalent to 2 year's maintenance charges (the "**MAINTENANCE SECURITY DEPOSIT**") which amount will be a part of the Total Price of the Apartment as mentioned in Annexure- "___" hereto. The Promoter reserves the right to utilize this deposit to adjust any recoverable dues from the Allottee. The deposit after adjustment/ recovery of dues will be transferred/ handed over by the Promoter (without interest) to the Association at the time of handing over the maintenance and management of the Project.
- J. **ELECTRICITY SUPPLY/DG BACK-UP:** In case WBSEDCL/any other electricity supply agency decides not to provide individual meters to the allottees and make provision for a High Tension supply or Bulk supply, the Promoter shall provide sub-meters to the allottees upon payment by them of the proportionate Security Deposit payable to WBSEDCL/ any other electricity supply agency for such connection. The exact amount payable will be intimated to the allottees at appropriate time before possession. This Security Deposit would be subject to revision and replenishment as may be so decided by WBSEDCL/ any other electricity supply agency from time to time and the allottees shall, at all times, be liable to proportionately pay such revision/replenishment to WBSEDCL/ any other electricity supply agency, as per the norms of WBSEDCL/ any other electricity supply agency. In such a case the Allottee may be required to enter into a separate agreement with the Promoter for supply of electricity through sub meters.
- K. **DIESEL GENERATOR POWER BACKUP:** Provision has been made for the installation of Diesel Generator ("**DG**") for power backup to run the basic facilities at the Project. In addition to that, DG back up facility is also being made available for every apartment. The charges for the allocated DG load will be payable by the Allottee on or before possession of their Apartment and is included in the Total Price as mentioned in Annexure "___". In case the Allottee requires additional DG power load in their Apartment, they should indicate their requirement in the Application Form. The extra DG power load shall be allotted upon availability and in multiples of KW@Rs._____/ - per KW. The Allottees will be required to pay DG usage charges on the basis of a suitable mechanism as shall be devised by the Promoter /the Association, as the case may be.
- L. **INSURANCE:** In accordance with Section 16 of the Act, the Promoter shall obtain all such insurances as may be notified by the Government of West Bengal, subject to availability, and shall pay the premium and charges in respect of such insurances till the Common Areas & facilities of the Project are handed over to the Association or to the Competent Authority, as the case may be. The Allottee hereby agrees to contribute (proportionately on the basis of the carpet area of his Apartment) towards the premium and

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charges payable for a period of 2 years from the date of receipt of Completion Certificate/ Partial Completion Certificate, as the case may be, of the Project, which amount would be paid by the Allottee as and when demanded by the Promoter.

- M. **TELECOM CONNECTIVITY:** The Promoter shall, provide connectivity of various telecom/ high speed broadband/ other similar telecom and IT facilities to the Project and/or may enter into agreement /contract (on such terms and conditions and for such period as the Promoter shall decide) with various service providers of its choice for providing these services and/or for the purpose for putting up installations to provide such services in certain specified spaces (both open or covered or both) earmarked/ demarcated by the Promoter within the Project and which would be declared to be common facilities by the Promoter . These contracts/ agreements, if any, entered into by the Promoter shall be continued for the period of validity of these contracts/agreements by the Association, who will take over the maintenance and management of Common Areas & Facilities of the Project and thereafter, it may be renewed on terms and conditions as may be decided by the Association.
- N. **DOCUMENTATION CHARGES:** The Allottee will be required to pay to the Promoter, the charges for documentation equivalent to ___% of the price of the Apartment and the price of exclusive right to use the Car Parking space(s). The Documentation Charges will be part of the Total Price as mentioned in the Annexure- " ___ " hereto.
- O. **DEFAULT IN PAYMENTS OF USAGE CHARGES OF COMMON FACILITIES DURING THE INTERIM MAINTENANCE PERIOD:**
- Failure to pay Maintenance Charges, Electricity Charges, DG usage Charges, and Membership Subscription of the RAC (ZEST) within due dates may result in withdrawal/ restrictions/ disconnections/discontinuation of the respective common services to the Allottee and will make the Allottee liable to pay interest at 2% per month on the outstanding dues for the period of the delay, calculated from the due date till the date of actual payment.

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.

Provided that the Promoter shall not be liable to compensate if the defect is attributable to any acts or omissions or commissions of the Allottee (or any person appointed by him or acting under him or under his instructions) or arising due to any normal wear and tear or due to reasons not solely attributable to the Promoter.



Notwithstanding anything herein contained it is hereby expressly agreed and understood that in case the Allottee, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment, alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 12 hereinabove.

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 and Facilities, covered 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 Basement and Service Areas: The basement and service areas, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, STP, maintenance and service rooms, firefighting pumps and equipments 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 as parking spaces, and the same shall be reserved for use by the Association of allottees formed by the allottees for rendering maintenance services.

15. COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment 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/Tower, or the 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 addition to the Apartment and keep the 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/Tower is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign board / name plate, neon light, publicity material or advertisement material etc. on the face / façade of the Project or anywhere on the exterior of the Project therein or Project 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 Apartment or place any heavy material in the common passages or staircase of the Project/Building/Tower. 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 the allottees and/or maintenance agency appointed by association of allottees. The

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Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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

The Parties are entering into this Agreement for the allotment of the Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. **ADDITIONAL CONSTRUCTIONS:**

The Owner & the Promoter undertake that it has no right to make additions or to put up additional structures(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 and disclosed, except as provided in the Act.

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

After the Owner & the Promoter execute this Agreement, they 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:**

The Promoter has assured the allottees that the Project in its entirety is in accordance with the applicable local laws in the State of West Bengal. The Promoter has constructed the Project 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 do 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 and annexures 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 or concerned A.R.A as and when intimated by the Promoter. If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the 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 (except the taxes which has been collected and already been deposited with the authorities) 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.




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/s, in case of a transfer, the said obligations go along with the 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 [Schedule-"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 Promoter 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 the 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 Allottees in the Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments 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 Owner & the Promoter through their authorised signatories 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 Owner & the Promoter simultaneously with the execution the said Agreement shall be registered at the office of the concerned Sub-Registrar. 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 Owner & the Promoter by Registered Post at their respective addresses specified below:

(A) _____ [name of the Allottee],
_____ [address of Allottee]
_____ [email of Allottee]

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

30. JOINT ALLOTTEES:

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

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text "Bengal Ambuja Housing Development Limited" around its perimeter.

respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

[The additional terms and conditions hereinafter agreed are not in derogation of or inconsistent with the terms and conditions set out above or the Act and Rules and Regulations made thereunder.]

34. TAXES:

- (i) All prices, rates, fees and charges etc. mentioned in this Agreement are exclusive of any applicable taxes, cess, duties, levies etc. (both present and future) imposed by any appropriate authority (ies) which shall be payable separately by the Allottee.
- (ii) Under the Income-tax Act and/or the rules framed thereunder, in case the consideration/price/premium of any Apartment is more than Rs.50 lakhs, then, and in such event, the Allottee of such Apartment shall be required to deduct tax from the payment to be made to the Promoter at the applicable rates as prescribed in the Act and/or the rules and shall also be required to deposit the tax so deducted with such authority and in such manner as may be so prescribed and the Allottee will also be under obligation to give the Promoter the certificate for the amount of tax so deducted and deposited by the Allottee in such form and in such manner and containing such particulars as may be prescribed under the Income-tax Act and/or the rules framed thereunder.

35. ASSIGNMENT OF AGREEMENT TO SALE:

The allottee may assign this agreement any time before the registration of the Deed of Conveyance, subject to the following conditions;

- i) The profile of the assignee is accepted by the Promoter;
- ii) A assignment fee equivalent to __% (__percent) of the Total Price together with applicable taxes if any payable, has been paid to the Promoter;
- ii) All amounts agreed to be payable by the allottee(s) intending to assign the agreement to sale has already been paid to the Promoter

IN WITNESS WHEREOF parties herein above 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, month and year first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)




1. Signature _____
Name _____
Address _____

Please affix Photographs
& sign across the
photograph

2. Signature _____
Name _____
Address _____

Please affix Photographs
& sign across the
photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

1. Signature _____
Name _____
Address _____

Please affix Photographs
& sign across the
photograph

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____
Name _____
Address _____

2. Signature _____
Name _____
Address _____

SCHEDULE 'A'

ALL THAT Apartment No. _____ having Carpet Area of _____ sq. ft., Type _____, on _____ floor, in Tower _____, named _____ along with _____ nos. of Covered Car Parking/Open Car Parking Space measuring _____ sq. ft. in the _____ [basement/open] as permissible under the applicable law, together with pro rata undivided, indivisible and variable share in the Common Areas of the Project and butted and bounded as follows:



East:

West:

North:

South:

SCHEDULE 'B'

[FLOOR PLAN OF THE APARTMENT]

Apartment No..... together with an exclusive balcony/open terrace area [if any] and which has been more fully and particularly described in **Schedule "A"** appearing hereinabove, are all delineated on the _____ Floor Plan annexed hereto and marked as Annexure- "___" hereto and duly bordered in colour **RED**.

SCHEDULE- "C"

[PAYMENT PLAN]

Payment Plan Milestones	Amount/ Percentage
Booking money Part 1	5,00,000
Booking money Final	(10% - Booking Money Part 1)
Within 45 days of execution of Agreement to Sale	20% plus (50% of car parking space and RAC membership charges)
On Completion of Piling	10%
On Completion of Basement Roof Slab casting	10%
Completion of 1st Floor Slab	10%
Completion of 4th Floor Slab	10%
Completion of 8th Floor Slab	5%
Completion of Roof Slab	5%
Four Months from Roof Casting	5%
Eight Months from Roof Casting	5%
On or Before Possession	10% plus (Balance Parking Space, Other Charges & Deposits)

SCHEDULE 'D'

[SPECIFICATIONS, AMENITIES, FACILITIES IN RESPECT OF APARTMENT]

1	Structure	RCC shear wall framed structure
2	Wall	AAC block wall



3	Door	Flush door with solid/engineered wood frame and SS hinge
4	Window	Aluminium window
5	Flooring	Tiled flooring for living-dining room, master bedroom/other bedroom, toilet, kitchen and balcony
6	Wall finish	POP Putty finish in the living-dining room and master bedroom/other bedroom, the balcony, provision of dado on the toilet and kitchen walls
7	External finishes	Weather coat paint
8	Electrical	Concealed wiring and modular switches

SCHEDULE 'E'

(SPECIFICATIONS, AMENITIES & FACILITIES IN RESPECT OF PROJECT)

Sl. No.	Description of facilities & Amenities
1	Fire Protection and Detection System in common areas
2	Security system comprising of CCTV in Elevator car and critical common area
3	24/7 DG facility with allotted power to cater minimum facilities
4	Residential Activity Centre
5	Area Landscaping
6	Street lighting
7	Potable water conforming to BIS standard
8	Lights in common area
9	Internal road
10	Internal Sewer and storm water line
11	Provision for Passenger elevator

SCHEDULE-F

[PROJECT COMMON PORTIONS AND FACILITIES]

Sl. No.	Particulars
1	the entire land dedicated to the Project;
2	the staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of Buildings;
3	the common terraces, landscape, play areas, open Parking Space(s) within the Project;
4	installations of central services such as electricity, water and sanitation;



5	the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
6	the community facility in the form of "Residents' Activity Centre" (namely "ZEST") as provided in the Project;
7	all other portion of the Project necessary or convenient for its maintenance, safety, etc. and in common use;

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

Chakravarty

A circular blue ink stamp with the text "Bengal Ambuja Housing Development Limited" around the perimeter. The stamp is partially obscured by the handwritten signature above it.