

## AGREEMENT FOR SALE

This Agreement for Sale (**Agreement**) executed on this .....  
day of ..... (Month), 20 .....,

### **By and Between**

**M/S. G. P. HOUSING PVT. LTD. (PAN - AAECG8061G)**, a Private Limited Company registered under Companies Act, 2009 , having its registered office at No. 19T, Baishnabghata Bye Lane ,Post Office - Naktala, Police Station formerly Patuli now Netaji Nagar, Kolkata-700 047 , represented by its only Director namely **(1) SRI GOPAL KUNDU (PAN- AFXP K7428J)** , Mobile no. 9831035704 , son of Late Dasarath Kundu , by creed : Hindu , by occupation : Business , by Nationality : Indian , resident of Premises No. 8/1A, Baishnabghata Bye Lane , Post Office : Naktala under Police Station - Netaji Nagar , Kolkata-700 047, authorized vide hereinafter referred to as the "PROMOTER", (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the partners and partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrator of the last surviving director and his/her/their assigns).

### AND

Mr./Mrs./Ms..... (Aadhar No. ....)  
son/daughter/wife of, Mr.....  
.....aged about .....  
Years, 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 & permitted assignees).

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as "PARTIES" and individually as a "PARTY".

### **INTERPRETATIONS/DEFINITIONS:**

For the purpose of this agreement for sale, unless the context otherwise requires,-

- a) **"Act"** Means the West Bengal Housing Industry Regulation Act 2017, (West Ben. Act XLI of 2017).
- b) **"Rules"** Means the West Bengal Housing Industry Regulation Rules 2018 made under the West Bengal Housing Industry Regulation Act 2017.
- c) **"Regulation"** means the Regulations made under the West Bengal Housing Industry Regulation Act 2017.
- d) **"Section" means** a section of the Act.

### **WHEREAS-**

A. The Promoter is the absolute and lawfully authorized to construct multi storied building upon the **ALL THAT** piece and parcel of land admeasuring an area of total 08 Cottah 09 Chittack 29 Sq.ft. more or less , together with structure standing thereon , comprised in lying and situate

within Mouza : Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 , at present under L.R. Dag No. 900 , & 1521 within L.R. Khatian No. 872 & 2494 J.L. No. 57 , Being R.S. No. 174 , Touzi No. 3 - 5 , Pargana – Magura within Police Station - Sonarpur , Sub-Registration Office Sonarpur within the local limits of The Rajpur-Sonarpur Municipality under Ward No. 31 , having Holding no. 84 , Purba Para , Police Station – Sonarpore, District : South 24 Parganas , vide development agreement which was registered in the office of the A.D.S.R Garis, which recorded in the Book No. I, Volume No 1629-2018, copied in the pages from 161458 to 1161500, being No. 162905299 for the year 2018.

B. The said land is earmarked for the purpose of building of a residential project, comprising G+IV, multistoried apartment buildings and the said project shall be known as “G.P. IVORY CASTLE”.

Provided that where land is earmarked for any residential development the same shall be used for those purposes only and no commercial development shall be permitted unless it is a part of the plan approved by the competent authority;

C. the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.

D. The promoter has obtained the final layout plan, sanctioned plan, specification and approvals for the project and also for the apartment, plot or building, as the case

may be from Rajpore-Sonarpore Municipality. 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.

E. The Promoter has been registered the project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at \_\_\_\_\_ on under registration no. \_\_\_\_\_

F. The Allottee had applied for an apartment in the Project vides application no. .... Dated ..... And has been allotted apartment no. .... Having carpet area of ..... Square feet, type ....., on .... Floor in 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 Area") as defied 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);

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

H. The Parties hereby confirm that they are signing this

Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.

I. 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;

J. 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 representation, covenants, assurances, promises and agreement contained herein and other good and valuable consideration, the parties agree as follows:**

**1. TERMS :**

Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase , the [Apartment/ Plot] as specified in Para 'G'

The Total Price for the [Apartment based on the carpet area is Rs. (in words Rupees..... only)

**("Total Price")** (Give break-up and description):-

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

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

covered parking-1	Price for 1 (in Rs.)
covered parking-2	Price for 2(in Rs.)
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 includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) upto the date of the handing over the possession of the Apartment/Plot to the allottee and the Project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) 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 schedule 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(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

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

- 1.3. The Total Price is escalation free, save and except increases which the Allottee(s) 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(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), 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 installments payable by the Allottee(s) by discounting such early payments @ 6% per annum for the period by which the respective installment has been proponent. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an

Allottee(s) by the Promoter.

- 1.6. It is agreed that the Promoter shall not make any addition and alteration in the sanctioned 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/ Plot/building, as the case may be, without the previous written consent of the Allottee(s) 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(s), or such minor changes or alterations as per the provisions of the Act.

- 1.7. The Promoter shall confirm to the final carpet areas that has been allotted the Allottee after in construction of the building is complete and the occupancy certificate the granted by the competent authority, by furnishing details of the charges, if any in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If the there is reduction in the carpet area than 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 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 agreed and acknowledges, the Allottee shall have the right to the Apartment/ Plot as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Apartment
  
- (ii) The Allottee(s) shall also have undivided proportionate share in the common areas. Since the share/ interest of Allottee(s) in the common areas is undivided and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and 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 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/ Plot includes recovery of price of land, construction of, [not only the Apartment but also], the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Apartment/ Plot and the Project;
- (iv) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Apartment/ Plot, as the case may be.

1.9. It is made clear by the Promoter and the Allottee agrees that the Apartment along with ----- covered parking 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 accept for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project.

1.1. The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the Apartment to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoings/dues (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 outgoings/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings/ dues 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 therefore by such authority or person.

- 1.11. The Allottee has paid a some of Rs. -----  
 --- (Rupees ----- only)  
 as booking amount being part payment towards  
 the Total Price of the [Apartment/ Plot] at the  
 time of application the receipt of which the  
 Promoter hereby acknowledges and the Allottee  
 hereby agrees to pay the remaining price of the  
 [Apartment/ Plot] as prescribed in the payment  
 plan at [Schedule C] as may be demanded by the  
 Promoter within the time and manner specified  
 therein.

Provided that if the Allottee(s)  
 delays in payment towards any amount which is  
 payable, he shall be liable to pay interest at the  
 rate prescribed in the Rules.

## **2. MODE OF PAYMENT:**

Subject to the terms of the agreement and the  
 Promoter abiding by the construction  
 milestones, the Allottee shall make all payments,  
 on written demand by the Promoter, within the  
 stipulated time as mentioned in the payment plan  
 [through account payee cheque / demand draft/  
 banker's cheque or online payment (as applicable)  
 in favour of "G.P.Housing Private Limited Promise,  
 Bank:- Allahabad Bank, Branch:- Naktala, A/c No:-  
 ....., IFSC:- ..... payable at  
 Bank:- ....., Branch:- ....., A/c No:-

....., IFSC:- .....

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

3.1. The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval 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 Regulation 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 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 regards. 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 Promoters 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 Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ Plot apply for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

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

The Allottee authorized 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/Plot], if any, in his/ her/their name/s and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.



**5. TIME IS ESSENCE :**

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the Association of allottees or the competent authority, as the case may be.

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

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment/ Plot and accepted the floor plan, payment plan and the specification, 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 Rajpur-Soranpur Municipality, West Bengal,(Please

insert the relevant State Laws) 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 this Agreement.

**7. POSSESSION OF THE APARTMENT / PLOT:**

- 7.1. **Schedule for possession of the said [Apartment / Plot]** – The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee and the common areas to the Association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the 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 due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project ("*Force Majeure*"). If, however, the completion of 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(s) 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(s) the entire amount received by the Promoter from the Allotment within 45 days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

**7.2. Procedure for taking possession-** The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favor of the Allottee shall be carried out by the Promoter within three months from the date of

issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), 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 completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Apartment/ Plot, as the case may be, to the Allottee at the time of conveyance of the same.

**7.3. Failure of Allottee to take possession of Apartment-** Upon receiving a written intimation from the Promoter as per Para 7.2 above, the Allottee(s) shall take possession of the [Apartment/ Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the [Apartment/ Plot] to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Para 7.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Para 7.2 above.

**7.4. Possession by the Allottee-** After obtaining the occupancy certificate\* and handing over physical

possession of the [Apartment/ Plot] to the Allottee, it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to the Association of allottees 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 allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

**7.5. Cancellation by Allottee-** The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) within forty-five days of such cancellation.

**7.5. 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 the 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 said [Apartment/ Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para 7.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the provisions of 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/ Plot], with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intent to withdraw from the Project the Promoter shall pay the Allottee interest for every month of delay, till the handing over of the possession of the [Apartment/ Plot], which shall be paid by the

Promoter to the Allottee within forty-five days of it becoming due.

**8. REPRESENTATIONS AND WARRANTIES OF**

**THE PROMOTER** : The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and 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 Apartment and common areas;

- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee(s) 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(s) and the common areas to the association of allottees or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any



right, title and claim over the Schedule Property;

- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities till the completion certificate has been issued and possession of the 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;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

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

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

- (i) The Promoter fails to provide ready to move in possession of the Apartment to the Allottee(s) within the time period specified in Para

7.1 above in this Agreement 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 there under.

9.2. In case of default by the Promoter under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) 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(s) under any head whatsoever towards the purchase of the Apartment, along with interest within forty-five days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [Apartment/

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

9.3. The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) 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(s) shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules.
- (ii) In case of default by Aloootee under the conditions listed above continues for a period beyond Three consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in

favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated :

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

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

The Promoter, on receipt of Total Price of the Apartment as per Para 1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

[Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate].

However, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Promoter to withhold

registration of the conveyance deed in his/her favor till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s).

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

The Promoter shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Association of allottees upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the [Apartment/ Plot].

**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 this Agreement relating to such development is brought to the notice of the Promoter within a period of 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 thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

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

The Promoter/ maintenance agency/Association of allottees shall have rights of unrestricted access of all common areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the Association of allottees and/or maintenance agency to enter into the [Apartment/ Plot] or any. Part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**14. USAGE:**

Use of Basement(s) and service areas: - The basement and service areas, if any, as located within the (Project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) 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 used by the Association of allottees for rendering maintenance services.

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

- 15.1. Subject to Para 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said [Apartment/ Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said building [Apartment/ Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or 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/ Plot, and keep the said Apartment/ Plot,, its walls and partitions, sewers, drains, pipes 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 grants that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the façade of the building or anywhere on the exterior of the Project, building therein or common areas. The Allottee also not change the color scheme of outer

wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design. Further the Allottee shall store any hazardous or combustible goods in the [Apartment/ Plot] or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load wall of the [Apartment].

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

16. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:** The Parties are entering into this Agreement for the allotment of a [Apartment/Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

**17. ADDITIONAL CONSTRUCTIONS:**

The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the



building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities 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 said Apartment and if any such mortgage or not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment.

charge

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

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the *West Bengal Apartment Ownership Act*,. The promoter showing compliance of various laws/regulations as applicable in

.....

**20. BINDING EFFECT :**

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules

along with the payments due as stipulated in this payment plan within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar D.S.R., Alipore or A.D.S.R., Garia (address of Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) 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(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

**21. ENTIRE AGREEMENT:**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof. and supersedes any and all understandings, any other agreements, allotment letter, correspondences,

arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/ Plot/ Building, as the case may be.

**22. RIGHT TO AMEND :**

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

**23. PROVISIONS OF THIS AGREEMENT**

**APPLICABLE 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 said [Apartment/ Plot] and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the [Apartment], in case of a transfer, as the said obligations go along with the Apartment/ Plot for all intents and purposes.

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

24.1. The Promoter may, at its sole option and discretion, without prejudice to its rights as said out in this Agreement wave the breach by the Allottee in not making payments as per the payment plan [Annexure C] including waving 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 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 the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and 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(s) has to make any payment, in common with other allottee(s) 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/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 addition 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 writing after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at A.D.S.R New Town. Hence this Agreement

shall be deemed to have been executed at Kolkata.

**29. NOTICES:**

That all the 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:-

M/s G.P.Housing Private Limited	Allottee(s) name
Address -	Address.....

It shall be the duty of the Allottee and promoter to inform each other of any changes 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.

**JOINT ALLOTTEE:**

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 Allottee(s).

**30. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this agreement for sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the agreement for sale or under the Act the rules or the regulations made there under.

**31. 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 there

under including other applicable laws of India for the time being in force.

**32. DISPUTE RESOLUTION :**

All or any dispute 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 discussions, failing which the same shall be settled under Arbitration and Conciliation Act 1996.

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

**SIGNED AND DELIVERED BY**

**THE WITHIN NAMED:**

Allottee: (including joint buyers)

*Please affix photographs and sign across the photograph*

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

Address \_\_\_\_\_

*Please affix photographs and sign across the photograph*

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

Address \_\_\_\_\_

**SIGNED AND DELIVERED BY**

*Please affix photographs and sign across the photograph*



**THE WITHIN NAMED:**

Promoter:

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

Name

At \_\_\_\_\_ on \_\_\_\_\_ in the

presence of:

WITNESSES:

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

Name \_\_\_\_\_ Address \_\_\_\_\_

2. Signature \_\_\_\_\_ Name \_\_\_\_\_ Address \_\_\_\_\_

**SCHEDULE-'A' ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Bastu land measuring about 07 Cottah 03 Chittack 35 Sq.ft. be the same a little more or less together with the structure standing thereon, lying and situate within Mouza- Laskarpur under R.S. Dag No. 576 & 577 within a portion of R.S. Khatian No. 202 & 493 at present under L/R Dag No. 900, 1247 within L/R. Khatian No. 872, J.L. No. 57, being R.S.No. 174, Touzi No. 3-5, pargana- Magura within Police Station- Sonarpur, Sub-Registration Office – Sonarpur, within the local limits of the Rajpur-Sonarpur Municipality Ward No.31, having Holding No. 84, Purba para, District: South 24-Parganas, butted and bounded by in the following manner:

**ON THE NORTH:** 40' feet wide R.S.M. Road,

**ON THE SOUTH:** Land of Kanu Dey, J.R.Ghosh

**Garden** Kolkata – 700153.

**ON THE EAST:** Land of Nihar Ranjan Choudhury  
Mrittika Flats.

**ON THE WEST:** 16' feet wide R.S.M. Road.

**SCHEDULE-‘B’ ABOVE REFERRED TO**

**ALL THAT Flat No. “.....”** measuring about ..... **Sq. ft. being Covered area** on the ..... side of the ..... **Floor** of the said G+..... storied building in Block - ....., consisting of ... Bed rooms, .... Dining/Drawing room, .... Kitchen, ..... Toilet, ..... W.C. and ..... Verandah together with ..... **Car Parking Space** measuring more or less ..... **Sq. ft.** on the Ground floor in **Block - .....** of the Housing Complex named and styled as “**G.P.....**” also together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical Installation mentioned in the Fourth Schedule hereunder written and the Flat & Car parking space is being erected as Building **sanction plan no. ....** sanctioned by the Rajpur-Sonarpur Municipality, Ward No. 31 , having Holding no. 84 , Purba Para , District : South 24 Parganas.

**SCHEDULE- ‘C’ -**

**Extra Charges:-**

r Charges:- Transformer Charges:-Rs. .... for
---

Rs. .... for 2.5
------------------

BHK
-----

Rs. .... for 3 BHK
2. Electricity Meter Charges:-At Actual
3. Corpus Deposit:- Rs.....,000 for 2 BHK
Rs. .... for 2.5 BHK Rs. .... for 3 BHK
4. Maintenance Charges:- Rs. .... for 2 BHK 1 year
Rs. .... for 2.5 BHK 1 year Rs. .... for 3 BHK 1 year
5. Legal Charges:-1% Of Market Value
6. Generator Charges:- Rs..... for 2 BHK
Rs. .... for 2.5 BHK Rs. .... for 3 BHK
7. Club Membership Charges:- Rs...../UNIT

**Covered Car Parking:- Rs.**

### **PAYMENT SCHEDULE**

**Unit price = Flat Value + Car Parking**

1. Booking / On Application Rs. 00,000/-

2. On Allotment / Agreement: 20% of Unit Price –

..... + Half of the Legal Charge.

3. On Completion of Foundation 10% of Unit Price.
4. On Completion of Ground Floor Roof Casting 10% of Unit Price.
5. On Completion of First Floor Roof casting 10% of Unit Price.
6. On Completion of Second Floor Roof casting 10% of Unit Price.
7. On Completion of Third Floor Roof casting 10% of Unit Price.
8. On Completion of Fourth Floor Roof casting 10% of Unit Price.
9. On completion of Brickwork of the particular unit 10% of Unit Price.

(Corpus Deposit + Advance Maintenance + Generator Charges + Transformer Charges + Meter Installation Charges + Remaining half of Legal Charges + Club membership Charges)

On Completion of Floor Work 5% of the Unit Price.

- 11 On Possession 5% of the Unit price.

**NOTE: GST applicable as per Govt. norms**

**SCHEDULE- 'D' - SEPECIFICATIONS, AMENITIES, FACILITIES**

<b>STRUCTURE</b>	:	Building designed with R C C Frame structure which rest on individual column, design approved by the competent authority. 8" thick brick wall and plastered with cement mortar.
<b>EXTERNAL WALL</b>	:	5"/3" thick brick wall and plastered with cement mortar.
<b>INTERNAL WALL</b>	:	
<b>FLOORING :-</b>		
Living/Dining	:	Vitrified Tiles.
Bedrooms	:	Wooden Laminated Flooring on master bed room, and Vetrified tiles in remaining

bedrooms.

Balcony : Vitrified Tiles.

**KITCHEN :-**

Counter : Granite Top above with Stainless Steel Sink.

Flooring : Anti Skid tiles.

Dado from counter 2Ft. : Size of Tile – 300mm X 450mm.

**TOILET :-**

Attached Toilet Flooring : Anti Skid tiles.

Common Toilet Flooring : Anti Skid tiles.

Dado up to 7 Ft. : Size of Tile – 300mm X 450mm.

**COMMON AREAS:**

Staircase

: Kota Stone.

Lobby

: Marbel/Anti Skid tiles.

**PAINTS :-**

Exterior Walls

: Weather Proof paint with Anti-efflorescence paint.

**DOORS :-**

Main Door	:	Entrance polished Flush Doors.
Internal	:	Flush Door.
Toilet	:	Flush Door.
Locks at all Doors	:	Standard quality lock.

**SANITARY :-**

Toilets	:	Hot and Cold water in both the Toilets with European Style sanitary fittings of Standard Quality with elegant C.P Fittings (ISI)with foam flow.
Kitchen	:	Stainless Steel Sink with movable Sink Cock (ISI).
Window	:	Aluminum Sliding Window.

**ELEVATORS :-**

Cabling & Accessories	:	Elevators of reputed Brand with Automatic Rescue Device.
-----------------------	---	--

**ELECTRICALS :-**

Living /Dining	:	All Modular Switches (ISI).
----------------	---	-----------------------------

Bedroom	:	A.C. Point ( one in Master Bedroom & Living /dining each ).
Toilets	:	Geyser Point in Common toilet & one Attached toilet.
Main D.B.	:	Double Door D.B. Box with elegant look (ISI).
Kitchen	:	Water purifier, microwave & Refrigerator Point.
<b>WATER SUPPLY</b>	:	24 Hours uninterrupted filtered water supply from deep tubewell catered by Main & Standy Pump at all corners.
<b>POWER BACK UP</b>	:	24 X 7 Power Supply.

**EXTRA WORK:** Any work other then specified above would be regarded as extra work for which separate payment is required to be made by the Purchaser/s

### **SCHEDULE- 'E' - AMENITIES, FACILITIES**

1. We are providing adequate number of fire fighting equipments, such as Fire Extinguisher in every floor in lobby area.
2. We are providing spacious lobby and staircase for emergency evacuation, the project is having three staircase, also it has wide lobby area for any emergency situation.



3. All the flats will have 24 Hours water supply by heavy duty water pump and over head water tank.