

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") is executed on this _____ day of _____, 20

BY AND BETWEEN

KAYAL INFRA, a Partnership firm having its registered office at **Premises No. 05-4444, ASO-318, Astra Tower, 3rd floor, Action Area 2, New Town, North 24 Paraganas 700156**, represented by its Partners namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal, hereinafter referred to as the "Promoter" (which term or expression shall unless be excluded by or repugnant to the subject to context be deemed to mean and include the said company, successors-in-office, executors, administrators, representatives and assigns, successors-in-interest and permitted assigns).

AND

Mr. Shyam Sundar Kayal and Mrs. Anu Kayal hereinafter referred to as "the **OWNER / LAND OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **SECOND PART**

AND

(1) _____, son of _____, (PAN____), (AADHAR _____), by occupation- hereinafter referred to as "the **ALLOTTEE / PURCHASER**" of the **THIRD PART**:

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

WHEREAS:

- A. Unless, in this agreement, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"**

hereto shall have the meaning assigned to them as therein mentioned.

B. The Land Owner is the absolute owner of **ALL THAT** a piece and parcel of land measuring .52 (fifty two) decimal of land at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District -- Burdwan in the State of West Bengal, particulars given below : -

Dag No.	Khatian Nos.	Area of land
657	191 and 55	.20 decimal
658	193 and 55	.02 decimal
659	157	.055 decimal
660	157	25 decimal
		52 decimal

Morefully described in the **FIRST SCHEDULE** hereunder written. Devolution of title of the Land Owner to the said Premises is set out in the **SIXTH SCHEDULE** hereunder written.

C. The land owners namely Mr. Shyam Sundar Kayal and Mrs. Anu Kayal consequently established a Partnership firm namely "KAYAL INFRA" in the year 2020 and bestowed the schedule property in the said Partnership Firm and as such the said Partnership Firm comprises of the partners at present namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal. KAYAL INFRA, a Partnership firm having its registered office at Premises No. 05-4444, ASO-318, Astra Tower, 3rd floor, Action Area 2, New Town, North 24 Paraganas 700156, represented by its Partners namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal being the "OWNER/PROMOTER", of the Plot of land measuring about _____, under _____ Municipality, Ward No. _____, Hold. No. _____, Block : _____, P.S. _____, Sub Division and ADSR : _____, District : Purba Bardhaman (more fully and particularly mentioned and described in the First Schedule hereunder written) within the limit of _____ Municipality, which is developed by **KAYAL INFRA** both hereby agreed unto the proposal of the party of the Other Part, having obtained sanction in terms of Building Permit No. _____ has been issued by the _____ MUNICIPALITY.

D. The said Premises is earmarked for the purpose of building a Housing Complex / Project (as hereinafter defined).

E. 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 Premises on which the Project is to be constructed have been

completed;

- F. The Promoter has obtained the sanctioned plan for the Project from Katwa Municipality as mentioned in the **Definition No.(xxvi) of Annexure A (being the definition of Plan)** hereinbelow. The Promoter agrees and undertakes that it shall not make any changes to these plans except in strict compliance with section 14 of the Act and other laws as applicable, including Rule 53A of the West Bengal Municipal (Building) Rules, 2007, and save to the extent as mentioned in the **Definition No.(xxvi) of Annexure A (being the definition of Plan)** hereinbelow;
- G. The Promoter has given notice to the _____ Municipality for commencement of construction on _____ in terms of Rule 28 of the West Bengal Municipal (Building) Rules, 2007.
- H. The Promoter has registered the Project under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority bearing registration No. _____.
- I. The Allottee had applied for an apartment in the Project vides application No. _____ dated _____, for allotment of the **said Unit** (as hereinafter defined) described in the **SECOND SCHEDULE** hereunder written, and also hereinbelow:
- All That** the Residential Flat / Apartment bearing No. ____ containing a **Carpet Area** of ____ **Square Feet {Built-up Area** whereof being ____ **Square Feet** inclusive of the area of the balcony(ies) / verandah(s)]and **super built up area** being ____ **Square Feet**, which is inclusive of pro rata share in the Common Areas excluding the area included the heading the "BROAD INFRASTRUCTURE" as described in the schedule given hereunder) more or less on the ____ **Floor** of the residential cum commercial building namely "**KI GRANDEUR**" at the said Premises described in the **First Schedule** hereunder written and shown in the **Plan** annexed hereto, duly bordered thereon in "**Red**".
- J. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- K. 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;
- L. 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;
- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Unit as

specified in Para-I above;

- N. The Allottee has examined and got himself fully satisfied about the title of the Land Owner to the said Premises and all legal incidents and matters in relation thereto and/or affecting the same, including those hereinbefore recited and also hereinafter stated, and has accepted the same to be free from all encumbrances whatsoever and agrees and covenants not to raise any objection thereto or make any requisition in connection therewith.

The Allottee have also seen and inspected the Development Agreement and fully understood the contents purport scope and meaning thereof and the rights and powers of the Promoter thereunder, including as regards sale of the said Unit, and agrees and covenants not to raise any objection with regard thereto.

The Allottee has also inspected the Building Plan presently sanctioned by the concerned authorities, as also all other permissions and clearances, and agrees and covenants not to raise any objection with regard thereto. The Allottee agrees and consents to the fact that in case additional constructions are sanctioned by the concerned authorities, then the Promoter and the Land Owner (as per arrangement between them) shall be entitled to construct and deal with the same, to which the Allottee hereby consents and shall not raise any objection with regard thereto.

The Allottee is fully aware of the fact that additional floor(s) are proposed to be sanctioned on the presently sanctioned towers for consuming the additional FAR (Floor Area Ratio) on account of "Mass Housing" as hereinbefore stated and the Allottee shall not raise or make any objection with regard thereto and the Allottee hereby consents to the same. It is clarified that the foundation of the Towers / Buildings have been planned to take the entire load of additional floors. It is agreed and clarified that Super Built-up area of the said Unit and all other units has been arrived at after taking into account such additional FAR.

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

1. **TERMS:**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment] as specified in para I;

1.2 The Total Price for the Apartment based on the carpet area is **Rs. _____ (Rupees _____) only** ("Total Price") as also mentioned in **Part-I** of the **Fifth Schedule** hereunder written, break up whereof is as follows:

Head	Price
(i) Apartment No. ____; Type-____; ____ Floor ; Carpet Area ____; Built-up Area ____; Super Built-up Area ____;	Rs. _____
Total:	Rs. _____
Add : GST	Rs. _____
Consideration:	Rs. _____

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 are presently levied, in connection with the construction of the Project payable by the Promoter by whatever name called) up to the date of handing over the possession of the Apartment to the Allottee and the project to the Association of allottees or the competent authority, as the case may be, after obtaining the completion certificate;
 Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/ reduced based on such change/modification;
 Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be 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 therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes recovery of price of land(proportionate share), construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, common electrical connectivity to the apartment, lift, water line and plumbing, finishing with POP, tiles, doors, windows, in the common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

1.2.1 **TDS:** If applicable, the tax deduction at source (TDS) under the Income Tax laws shall be deducted by the Allottee on the consideration payable to the Promoter and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law and the Allottee shall provide proper evidence thereof to the Promoter within 60 (sixty) days of such

deduction. If such deposit of TDS is not made by the Allottee to the concerned authority or proper evidence thereof is not provided to the Promoter, then the same shall be treated as default on the part of the Allottee under this agreement and the amount thereof shall be treated as outstanding.

1.2.2 In addition to the Total Price aforesaid, the Allottee shall, before the Date of Possession /Date of Commencement of Liability or the date of demand by the Promoter, whichever be earlier, also pay the following amounts:

- i) Advance Maintenance Charges, alongwith applicable GST as hereinbelow mentioned to the Promoter / Maintenance Company / Association (as the Promoter may direct): **(set-out for types of flat and there maintenance charges)**
- ii) The Allottee will be required to pay, on demand, to the Promoter or to the Concerned Authorities, as may be so decided by the Promoter, the applicable stamp fees and registration fees on execution and registration of this agreement and of the sale deed and other documents to be executed and/or registered in pursuance hereof **and** also all statutory charges payable therefore including the charges of the copywriter for copying of such documents and expenses incidental to registration.

The Allottee is fully aware that stamp duty on this agreement is payable on ad-valorem basis on the market value of the said Unit and the Allottee is bound to register this agreement, failure to do so will be construed as default on part of the Allottee.

1.3 The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1.4 The Allottee (s) shall make the payment as per the payment plan set out in the **Part-II** of the **Fifth Schedule** hereunder written ("**Payment Plan**").

1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described in **Part-I and Part-II of the Third Schedule** hereunder written (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the Apartment or Project, as the case may be without the previous written consent of the Allottee as per the provisions of the Act **Provided That** nothing herein

contain shall derogate or prejudice or affect the Promoter's rights and entitlements with regard to the matters connected to the plan and the additions alteration thereof as contained in **Recitals F & N and Definition No.(xxvi)** of the **Annexure "A"** hereto. Provided that the Promoter may (without being obliged) 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. **It is also stipulated herein that the area of the entire land owned by the PROMOTER/LAND OWNER is to the extent of 2018.66 Square Metres and the area under the project of developing the said premises is to the extent of 521.793 Square metres as such the ownership of the remaining portion of the land which is not covered under the said project shall continue to vest in the Promoter AND/ THE LANDOWNERS and the Promoter will be at liberty to make any kind of addition and alterations in the said portion of land and the allottees shall have no right, title and interest whatsoever in the said portion of land.** The abovementioned area which is not a part of the said project is morefully described in the schedule written hereunder under the heading of **“BROAD INFRASTRUCTURE”**

- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the relevant building is complete and the occupancy / completion certificate (as applicable) 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 within the defined limit then Promoter shall refund the excess money paid by Allottee within 90 days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.
- 1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartments mentioned below:
 - (i) The Allottee shall have exclusive ownership of the Apartment;
 - (ii) The Allottee shall also have undivided proportionate share in the Common Areas within the area covered by the said Project/Premises excluding the area covered under the Broad Infrastructure. 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, Promoter and all persons permitted by the Promoter {including the owners and occupiers of the Nearby Properties [as defined in **Definition No.(ix) of Annexure "A"** hereto]} etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall handover the Common Areas of the Project to the Association of allottees after duly

obtaining the completion certificate from the competent authority as provided in the Act;

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing common electric wiring, lift, water line and plumbing, finishing with POP, tiles, doors, windows, in the common areas and includes cost for providing all other facilities, amenities and specifications to be as provided within the Apartment 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, as the case may be, with prior written intimation and appointment.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with, Balcony / Veranda, as applicable, shall be treated as a single indivisible unit for all purposes. The Promoter however reserves the right to construct a "roof-top garden" atop the terrace of the proposed to be constructed building which shall be a part of the common area of the said building/premises and would be accessible to all the allottees.

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 and within the scope of the Promoter). If the promoter fails to pay all or any of the outgoing collected by it from the Allottees or any liabilities, mortgage loan and interest thereon (which are within the scope of the Promoter) before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoing and penal charge, 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** (in short "the **Booking Amount**") 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(Part-II of the Fifth Schedule)** as may be demanded by the Promoter within the time and in the manner specified therein;

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

2. **MODE OF PAYMENT**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/Demand Draft/Bankers Cheque or online payment (as applicable) in favour of “**KAYAL INFRA**” payable at **Kolkata**.

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

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and Rules and Regulations made thereunder or any statutory amendments (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 may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

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

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head (s) of dues against lawful outstanding of the Allottee against the Apartment if any, in his/her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

5. **TIME IS ESSENCE**

The Promoter shall abide by the time schedule for completing the project

which is three years from the date of obtaining the commencement certificate, 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, after receiving the occupancy certificate or the completion certificate or both, as the case may be.

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

The Allottee has seen the proposed plan, specifications, amenities and facilities of the Apartment and accepted the Payment Plan, floor plans, and the specifications, amenities and facilities which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Municipal 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 an/or as elsewhere stated in this agreement, and breach of this term by the Promoter shall constitute a material breach of the Agreement. **Provided That** nothing herein contain shall derogate or prejudice or affect the Promoter's rights and entitlements with regard to the matters connected to the plan and the additions alteration thereof as contained in **Recitals F & N and Definition No.(xxvi)** of the **Annexure "A"** hereto.

7. **POSSESSION OF THE APARTMENT**

7.1 **Schedule for possession of the said Apartment:** The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee and the common areas to the association of Allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter, assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on or before Three years from the date of obtaining the commencement certificate, unless there is delay or failure due to war, terrorist attacks, riots, pandemic, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions (as defined in the Act) 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 the allotment within 90 days from that date. The promoter shall intimate the Allottee about such termination at least

thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2 **Procedure for taking possession** – The Promoter, upon obtaining the occupancy certificate or completion certificate (which may be partial), whichever be applicable, 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 such certificate **Subject To** the terms of the Agreement and the Allottee making payment of the entire balance consideration and all other amounts and deposits payable by the Allottee to the Promoter hereunder and fulfilling all his other covenants / obligations herein. **Provided that**, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of occupancy / completion certificate subject to the Allottee making payment on account of stamp duty, registration fee etc., **Provided Further That** the Promoter shall not be liable to deliver possession of the Apartment to the Allottee nor to execute or cause to be executed any Sale Deed or other instruments until such time the Allottee makes payment of all amounts agreed and required to be paid hereunder by the Allottee and the Allottee has fully performed all the terms conditions and covenants of this Agreement and on the part of the Allottee to be observed and performed until then]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/ association of allottees, as the case may be, after the issuance of the completion certificate for the project. The Promoter shall handover the copy of the occupancy certificate / completion certificate of the apartment to the Allottee at the time of conveyance of the same.
- 7.2.1 It is clarified that the Promoter shall be deemed to have duly complied with all its obligations in case the Promoter issues notice of completion to the Allottee on or before the date mentioned in Clause 7.1 above.
- 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 specified in para 7.2 and all other outgoings.
- 7.3.1 Further, in case the Allottee fails or neglects to take possession of the said Unit as and when called upon by the Promoter as aforesaid or where physical delivery has been withheld by the Promoter on grounds of breach / default by

the Allottee, the Allottee shall be liable to pay guarding / holding charges @ Rs._____ (Rupees) per month for _____ Type Flats, plus GST (if applicable), from the Deemed Date of Possession /Date of Commencement of liability to the actual date when the physical possession is taken by the Allottee.

- 7.4 **Possession by the Allottee** – After obtaining the occupancy / completion certificate (as applicable) and handing over physical possession of all the apartments 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 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 document 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 occupancy / completion certificate (whichever be applicable).

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

Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, **the Promoter herein is entitled to forfeit the Booking Amount, with applicable taxes.** The balance amount of money paid by the allottee shall be returned by the Promoter to the Allottee within 90 days of such cancellation.

- 7.6 **Compensation**

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for 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;

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

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

- (i) The Land Owner has absolute, clear and marketable title with respect to the said 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 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; **However, for obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Promoter may already have created mortgage and/or charge on the said Premises and shall be at liberty to create further mortgages and/or charges in respect of the said Premises or any part thereof, and the Allottee hereby consents to the same Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Promoter assures to have the said Unit released from any such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Unit free of all such mortgages and charges created by the Promoter.
- (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 Apartments 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 intended to be created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) 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 Premises 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 Premises;
- (xi) The Promoter / Land Owner 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 occupancy / completion certificate has been issued and possession of Apartment or Project, as the case may be, along with, common areas (equipped with all the specification, amenities and facilities) has been handed over to the Allottee and the association of Allottees or the competent authority, as the case may be;

- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. **EVENTS OF DEFAULTS AND CONSEQUENCES**

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

- (i) Promoter fails to provide ready to move in possession of the Apartment 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 Broad Infrastructure), as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee stops making payment, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or.
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within 90 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 90 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 demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the Rules.
- (ii) In case of Default by the 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 the Promoter by the Allottee after deducting the Cancellation Charges and the interest liabilities and this Agreement shall thereupon stand terminated.

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

10. **CONVEYANCE OF THE SAID APARTMENT**

The Promoter on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee and other amounts elsewhere herein mentioned, shall execute a conveyance deed and convey the title of the Apartment to the Allottee and the common areas to the Association of the Allottees within 3 (three) months from the date of issuance of the occupancy certificate or the completion certificate, as the case may be.

Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 (three) months from the date of issue of occupancy certificate / completion certificate. However, the Promoter may require execution of the Sale Deed in favour of the Allottee simultaneously with the delivery of possession of the Apartment to the Allottee and the Promoter shall not be obliged to deliver possession of the Apartment to the Allottee unless the Allottee executes and/or is ready and willing to execute the conveyance simultaneously with such delivery of possession.

However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mention in the notice, the Allottee authorized the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee. All liabilities owing to such non-registration shall be to the account of the Allottee and the Allottee shall indemnify and keep the Promoter saved harmless and indemnified of from and against all losses damages costs claims demands suffered or incurred to likely to be suffered or incurred by the Promoter.

Land Owner's Confirmation: The Land Owner has been made party to these presents to confirm the Allottee that the Land Owner shall join in

as party to the deed/s of conveyance or transfer that would be executed and registered by the Promoter for sale of the Apartment in favour of the Allottee and the common areas to the Association of the Allottees without claiming any consideration or additional consideration from the Allottee.

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees upon the issuance of the completion certificate of the project.

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas And Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of Apartments / Units shall be bound and obliged to comply with the same.

11A. BROAD INFRASTRUCTURE

The Promoter holds development rights of the land admeasuring to the extent of 1496.867 Square Metres, the said land having not covered under the actual area of the project which is to the extent of 521.793 Square Metres, as mentioned in the Seventh Schedule hereunder written. The Allottee shall not have any proportionate share title ownership or interest in the said Broad Infrastructure, but merely a limited right of common user and enjoyment thereof subject to compliance of the rules and regulations applicable thereto and payment of common expenses pertaining thereto in the manner elsewhere herein mentioned. It is clarified that the final Broad Infrastructure shall be determined by the Promoter in due course of time, to which the Allottee hereby consents.

All of the said Broad Infrastructure are presently proposed or intended to be under the management control and charge of the Promoter. It is expressly agreed understood and made clear that all or some of the elements of Broad Infrastructure may be created and installed after delivery of possession of the said Unit to the Allottee. It is further notified herein that the Promoter/Landowner further reserves his right to use and occupy in manner whatsoever the "FRONTAL PORTION" of the ground floor of the said Project/Building/Premises which admeasures to an area of 94.605 Square Metres and as such the allottee shall have no right, title or interest over the said "FRONTAL PORTION" and the same shall not be treated to be a part of the "COMMON AREAS" of the aforesaid Project/Building/Premises

12. 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's and

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.

13. COMPLIANCE WITH RESPECT TO THE APARTMENT:

13.1 the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment, 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 is not in any way damaged or jeopardized.

13.2 The Allottee further undertakes, assures and guarantees that he/she would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall including the outer and load bearing wall of the Apartment.

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

14. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES

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

15. ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure (s) anywhere in the Project save and except in the area included under the heading of BROAD INFRASTRUCTURE after the building plan layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority (ies) and disclosed, except for as

provided in the Act and save to the extent specifically mentioned in this agreement or permitted by any law for the time being in force.

16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

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

However, for obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Promoter may already have created mortgage and/or charge on the said Premises and shall be at liberty to create further mortgages and/or charges in respect of the said Premises or any part thereof, and the Allottee hereby consents to the same **Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Promoter assures to have the said Unit released from any such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Unit free of all such mortgages and charges created by the Promoter.

17. 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 laws pertaining to apartment ownership.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules 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 as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith, including the booking amount, shall be returned to the Allottee without any interest or compensation whatsoever.

19. 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/building, as the case may be.

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes and in the event THE ALLOTTEE WISHES TO SELL/TRANSFER THE SAID UNIT, A TRANSFER FEE OF RS. 50 (Rupees fifty) PER SQ. FT. SHALL BE CHARGED/PAYABLE BY THE ALLOTTEE PLUS THE APPLICABLE TAXES (IF ANY) TO THE PROMOTER.

22. WAIVER NOT A LIMITATION TO ENFORCE

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

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

24. SEVERABILITY

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

25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

26. **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.

27. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete 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 and 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 Registrar of Assurances, Kolkata** or at the Office of the A.D.S.R. Katwa as applicable. Hence this Agreement shall be deemed to have been executed at the place mentioned hereinafter.

28. **NOTICES**

Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid. It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

29. **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.

30. **SAVINGS :**

Any application letter, allotment letter, agreement, or any other document signed by the Allottee in respect of the apartment or building, as the case may be, prior to the execution and registration of this Agreement for sale for such apartment or building, as the case may be, shall not be construed to limit the

rights and interests of the Allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

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

32. **DISPUTE RESOLUTION**

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled in accordance with the reference of the dispute to a sole Arbitrator appointed and/or nominated by the parties and the adjudication made by such an Arbitrator in adjudicating the disputes between parties shall as such be final and binding upon the parties and such reference shall be conducted in accordance with the provisions as envisaged in the Arbitration & Conciliation, Act, 1996.

33. **RESTRICTIONS ON ALIENATION:** Before taking actual physical possession of the said Unit in terms of this agreement and execution and registration of the Sale Deed to be executed in pursuance hereof, the Allottee shall not deal with, let out, encumber, transfer or alienate the said Apartment or his rights under this Agreement without the consent in writing of the Promoter , **Provided That** the Allottee may nominate transfer or alienate the said Apartment or his rights under this Agreement with the consent in writing of the Promoter (which consent the Promoter may refuse to grant without assigning any reason whatsoever) after expiry of a period of 12 (twelve) months from the date hereof ("Lock-in Period") and that too only after the Allottee having made payment of the entirety of all amounts payable hereunder to the Promoter and not being in default in observance of his obligations under this Agreement **Provided Further That** the Allottee shall be liable for payment to the Promoter of a fee / charge of **Rs.50 per square feet** or such other fee / charge as may be decided and/or made applicable from time to time by the Promoter in its absolute discretion for such transfer or alienation, plus applicable GST, **And Subject Nevertheless To** the following terms and conditions:

- i) The Promoter shall consent to such nomination transfer or alienation only upon being paid the fee / charge as aforesaid;
- ii) Any such nomination assignment transfer or alienation shall be subject to the terms conditions agreements and covenants contained hereunder and on the part of the Allottee to be observed fulfilled and performed;
- iii) The Allottee shall have previously informed the Promoter in writing of the full particulars of such nominee / transferee;

- iv) Under no circumstances, the Allottee shall be entitled to let out the said Apartment before possession of the said Apartment is delivered to the Allottee in terms hereof and the Allottee having duly made payment of all amounts payable hereunder and having duly complied with all the Allottee's obligations hereunder.
- v) All stamp duty and registration charges, legal fees and other charges and outgoings as maybe occasioned due to aforesaid transfer / nomination / alienation shall be payable by the Allottee or its transferee.

33.1 Transfer of the said Apartment after the Promoter has executed / caused to be executed the deed of conveyance of the said Unit in favour of the Allottee shall not be governed by this clause.

(Any other terms and conditions as per contractual understanding between the Parties. However, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the rules and Regulations made thereunder.)

34. OTHER PROVISIONS:

- 34.1 The Allottee shall not cause any objection obstruction interference or interruption at any time hereafter in the construction or completion of construction of the Project / Housing Complex / Buildings or other parts of the said Premises (notwithstanding there being temporary inconvenience in the use and enjoyment by the Allottee of the said Unit) or the Nearby Properties nor do anything whereby the construction or development of the Housing Complex / Buildings and the Said Premises or the Nearby Properties or the sale or transfer of the other Units in the Said Premises or the Nearby Properties is in any way interrupted or hindered or impeded with and if due to any act matter or deed of the Allottee, the Promoter is restrained from construction at the Said Premises or the Nearby Properties and/or transferring and disposing of the other units / apartments / saleable spaces in the Housing Complex / Buildings or the Said Premises or the Nearby Properties then and in that event without prejudice to such other rights the Promoter and/or the Land Owner may have, the Allottee shall be liable to compensate and also indemnify the Promoter and the Land Owner, as also the Land Owners of the Nearby Properties for all pre-determined losses damages costs claims expenses dues charges demands actions and proceedings suffered or incurred by them or any of them.
- 34.2. Save the said Unit, the Allottee shall have no nor shall claim any right title or interest whatsoever or howsoever over and in respect of the other flats / units and spaces or store-rooms or constructed areas or parking spaces at the said Premises or the Building.
- 34.3 Without prejudice to the aforesaid, in particular the Allottee admit and acknowledge the fact that the allottee will access to the roof of the constructed

building however the allottee shall not object to the construction of the abovementioned "roof-top garden" by the Promoter in any manner whatsoever and the Allottee shall have no nor shall claim any right title or interest whatsoever or howsoever over and in respect of the same in any manner whatsoever or howsoever.

- 34.4 The Allottee shall within 3 (three) months of completion of sale apply for and obtain at his own costs separate assessment and mutation of the said Unit in the records of concerned authorities.
- 34.5 The rights of the Allottee in respect of the said Unit under this agreement can be exercised only upon payment of all moneys towards consideration, deposits, maintenance and other charges, contributions, and/or interest, if any.
- 34.6 In case of any amount (including maintenance charges) being due and payable by the Allottee to the Promoter and/or the Maintenance In-Charge, the Allottee shall not be entitled to let out, transfer or part with possession of the said Unit till the time the same are fully paid and No Dues Certificate is obtained from the Promoter and/or the Maintenance In-Charge, as applicable.
- 34.7. The Promoter shall have the right to grant to any person the exclusive right to park motor cars / two wheelers and/or other vehicles in or at the parking spaces or otherwise use and enjoy for any other purposes, the side, front and back open spaces surrounding the building at the said Premises and also the covered spaces in the Building (including parking spaces but not the one expressly provided for to the Allottee under this Agreement) in such manner as the Promoter shall in its absolute discretion think fit and proper.
- 34.8 Save the said Unit the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or parking spaces at the said Premises and the Promoter shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Promoter in its absolute discretion shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Promoter exclusively.
- 34.9 Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Promoter and the Land Owner (as per arrangement between them) shall be exclusively entitled to all future horizontal and vertical exploitation of the said Premises lawfully, including by way of raising further storey or stories on the roofs for the time being of the Buildings / Towers and to do all acts deeds and things and make all alterations and connections (including to connect all existing utilities and

facilities available at the said Premises to the new constructions) as be deemed to be expedient to make such areas and constructions tenable and to use, enjoy, hold and/or sell transfer the same to any person or persons on such terms and conditions as the Promoter in its absolute discretion may think fit and proper and the Allottee's share in various matters, including in Common Areas and Installations shall also stand reduced owing to such construction but the Allottee shall not be entitled to raise any objection or dispute (notwithstanding any inconvenience or difficulty that the Allottee may be subjected to) nor to claim refund or reduction of the consideration and other amounts payable by the Allottee hereunder nor to claim any amount or consideration from the Promoter on account thereof and furthermore the Allottee shall fully co-operate with the Promoter and the Land Owner (as per arrangement between them) and sign execute and submit all affidavits, declarations, powers, authorities, no objections, consents etc., as may be required by the Promoter.

35.10 The Promoter may already have or in future, in its absolute discretion, shall also be entitled to enter into any agreement or arrangement with the owners/occupiers of any other property adjoining / contiguous / in close vicinity to the existing property, including those properties for which the Promoter has / may have ownership / development rights in respect of the area that is not covered under this project which is to the extent of 1496.867 Square Metres as it has specifically been mentioned hereinabove, thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of some or all of the Common Areas Installations and Facilities in the said Premises / existing property.

34.11 Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Promoter shall be exclusively entitled to and shall have the exclusive right to install its own glow sign / signage without any fee or charge and also to install and/or permit any person to install Towers, V-Sat, Dish or other Antennas or installations of any nature on the roofs for the time being of the Buildings / Towers or any part thereof on such terms and conditions as the Promoter may in its sole discretion think fit and proper without any objection or hindrance from the Allottee, and the Allottee hereby consents to the same;

34.13. The Allottee shall have no connection whatsoever with the allottees / purchasers / buyers of the other units / apartments and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Promoter for fulfillment of the Allottee's obligations and the Promoter's rights shall in no way be affected or prejudiced thereby.

34.14 The properties and rights hereby agreed to be sold to the Allottee is and shall

be one lot and shall not be partitioned or dismembered in part or parts in any manner save with the consent of the Promoter in writing. It is further agreed and clarified that any transfer of the said Unit by the Allottee shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.

- 34.15 For the purpose of facilitating the payment of the consideration, the Allottee shall be entitled to apply for and obtain financial assistance from recognised banks and/or financial institutions. In the event of the Allottee obtaining any financial assistance and/or housing loan from any bank and/or financial institution, the Promoter shall be entitled and is hereby authorized by the Allottee to act in accordance with the instructions of the bank and/or financial institution in terms of the agreement between the Allottee and the Bank and/or financial institution, SUBJECT HOWEVER TO the Promoter being assured of all amounts being receivable for sale and transfer of the said Unit and in no event the Promoter shall assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Allottee/s from such bank and/or financial institution. Further, in case the Allottee desires to transfer the said Unit, then the Allottee shall at its own costs be obliged to bring / obtain the requisite NOC from the concerned financing Bank / Financial Institution / Lender.
- 34.16 The Allottee shall be and remain responsible for and indemnify the Land Owner and the Promoter and the Maintenance In-charge against all damages costs claims demands and proceedings occasioned to the said Premises or any other part of the Housing Complex or to any person due to negligence or any act deed or thing made done or occasioned by the Allottee and shall also indemnify the Land Owner and the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Land Owner and the Promoter as a result of any act omission or negligence of the Allottee or the servants agents licensees or invitees of the Allottee and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Allottee.
- 34.17 The Project / Housing Complex at the said Premises shall bear the name "**KI GRANDEUR**" unless changed by the Promoter from time to time in its absolute discretion.
- 34.18 The paragraph headings do not form a part of the agreement and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at _____ 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)

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER :

SIGNED AND DELIVERED BY THE WITHIN NAMED LAND OWNER:

WITNESSES TO ALL THE ABOVE:

1. Signature _____
Name _____
Address _____

2. Signature _____

Name _____

Address _____

Drafted by:

Advocate
High Court Calcutta

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO: **(said Premises)**

ALL THAT a piece and parcel of land measuring 521.793 Square Metres of land at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District -- Burdwan in the State of West Bengal, a single piece of land altogether fully demarcated,

ON THE NORTH BY : Palpara by Lane ;

ON THE SOUTH BY : Land of Samir Hazra, Sanghati Club, land of Rudrani Biswas.

ON THE EAST BY : Land and Premises of Sobha Rani Das and also Govinda Das.

ON THE WEST BY : Ghoshhat – Dainhat Main Road.

Or Howsoever Otherwise the same now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO: **(UNIT)**

All That the Residential Flat / Apartment bearing No. _____ containing a **Carpet Area** of _____ **Square Feet** {**Built-up Area** whereof being _____ **Square Feet** [inclusive of the area of the balcony(ies) / verandah(s)]and **super built up area** being _____ **Square Feet**, which is inclusive of pro rata share in the Common Areas and Installations) more or less on the _____ **Floor** of the Housing Complex namely "**KI GRANDEUR** " as defined in clause vi of Annexure A at the said Premises described in the **First Schedule** hereunder written and shown in the **Plan** annexed hereto, duly bordered thereon in "**Red**".

THE THIRD SCHEDULE ABOVE REFERRED TO sch E **PART-I** **(Common Areas and Installations)**

1. Car parking space.
2. Automated elevator.
3. DG SET/Power backup.
4. Round the clock security.

5. Intercom.
6. CCTV Camera.
7. Roof/Terrace Garden
8. Lightning arrestors at suitable place.

PART-II

(Specifications of construction of the Said Unit)

Specifications, Amenities, Facilities (which are part of the Apartment)

Sl. No.	Items	Specification
1.	BEDROOM DETAILS	
	Wall Finish	Smooth white putty with a coat of Primer.
	Floor Finish	Tiles (size (2' x 2'))
	Door	Sal wood frame with wooden flush doors with standard fittings
	Window	Anodized Aluminum frame with glass
	Electrical Points	General light points with A.C. and T,V, Points
2.	TOILET DETAILS	
	Wall Finish	Designed Glazed tiles on the walls upto 7 ft., smooth white putty with a coat primer.
	Floor Finish	Antiskid Tiles
	Door	P.V.C./Wooden door and frame with standard fittings
	Window	Anodized Aluminum frame with Glass
	Electrical Points	General light points.
	Fittings	EWC with P.V.C. cistern, sanitary ware of I.S.I quality for water supply, overhead shower, towel rod, soap holder
3.	KITCHEN	

	DETAILS	
	Kitchen Platform	Maroon/ Black Granite
	Shelves	R.C.C. shelves for storage.
	Sink	Steel sink without Drain Board to be fitted in Working counter.
	Wall Finish	(cooking counter and sink area only) Dado of Glazed tiles upto 2 Ft. above counter/platform
	Floor Finish	Antiskid Tiles
	Door	Sal wood frame with wooden flush doors with standard fittings
	Window	Anodized Aluminum frame with Glass
	Electrical Points	Power point (one no.), exhaust fan point, lights points (2 nos.)
4.	DRAWING/ DINING DETAILS	
	Wall Finish	Smooth white putty with a coat of primer.
	Floor Finish	Tiles size (2' x 2')
	Door	Sal wood frame with wooden flush doors with standard fittings
	Window	Anodized Aluminum frame with glass
	Electrical Points	Fridge point with general light/fan points, and T.V.

5.	ELECTRICAL WIRING	Concealed P.V.C. Copper wiring with adequate Earthing shall be provided. Power point for A.C. in bedroom. All Modular electrical switches and accessories of standard make with adequate points, lighting, sockets, outlets etc. shall be provided.
6.	LIFT	4 Passengers
7.	EXTERNAL WALL	All external wall shall be painted with one coat of primer with one coat of putty with two coats of weather-coat acrylic emulsion paint (BERGER/ICI/ASIAN PAINTS/ DULUX).

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Common Expenses)

1. **MAINTENANCE:** All costs and expenses of maintaining repairing redecorating and renewing etc., of the common areas, the main structures and in particular the gutters and water pipes for all purposes, drains and electric cables and wires in under or upon the Housing Complex and enjoyed or used by the Allottees in common with each other, main entrance and exit gates, landings and staircases of the Housing Complex and enjoyed by the Allottees in common as aforesaid and the boundary walls of the premises, compounds etc. The costs of cleaning and lighting the common areas, the main entrance and exit gates, passage, driveway, landings, staircases and other parts of the Housing Complex / said Premises so enjoyed or used by the Allottees in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions. It is clarified that expenses pertaining to cleaning, house-keeping, maintenance etc., of parking spaces shall form part of the Common Expenses.
2. **OPERATIONAL:** All expenses for running and operating all machines equipments and installations comprised in the Common Areas and Installations and also the costs of repairing, renovating and replacing the same, including AMC, insurance etc.
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes (e.g. security, electrician, maintenance persons, caretaker, plumber, administration persons, accountant, clerk, gardeners, sweepers, liftmen etc.) including their bonus and other emoluments and benefits.
4. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings, if any, in respect of the premises (save those assessed separately in respect of any unit).
5. **INSURANCE:** Insurance premium, if incurred for insurance of the Housing Complex / Towers, including the title to the land, and also otherwise for insuring the same against earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
6. **COMMON UTILITIES:** Expenses for serving / supply of common facilities and utilities and all charges incidental thereto.
7. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
8. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Maintenance In-charge for the common purposes.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
PART-I

The **Consideration** payable by the Allottee to the Promoter for sale of the said Unit Shall be as follows:-

Head	Price
(i) Apartment No. _____; _____ Floor ; Carpet Area ____; Built-up Area ____; Super Built-up Area _____;	Rs. _____
(iv) _____ number and Four Wheeler type Car parking at the designated parking space ;	Rs. _____
Total:	Rs. _____
Add : GST	Rs. _____
Consideration:	Rs. _____

(Rupees _____) only

Note: GST and discount are based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change.

PART-II

The amount mentioned in **PART-I** of this **FIFTH SCHEDULE** hereinabove shall be paid by the Allottee to the Promoter by cheques / Pay Orders / Demand Drafts drawn in the name of "**KAYAL INFRA**" or by online payment (as applicable) as follows:

PAYMENT PLAN

State of Completion	Payment Terms
On Application of Booking	INR.1,00,000/-
On signing of Agreement (less booking amount)	10%
On completion of Foundation work	10%
On completion of 1 st Floor slab casting	15%
On completion of 2 nd Floor slab casting	15%

On completion of 3rd Floor slab casting	15%
On completion of 4th Floor roof casting	15%
On completion of brick work	15%
On Possession	5%
1) Electricity (Transformer & Cable) : INR 20,000/- 2) Generator : INR 50/- per Sq. Ft. 3) Maintenance Deposit : INR 24/- per Sq. Ft. (For first 12 months from possession) 4) Reserve for parking space will be allowed at extra cost. 5) Advocate fees will be INR. 10,000/- per flat. 6) Miscellaneous charges for Registration : At actual, if any	

* **GST shall be applicable as per law of land.**

* **GOVT. / Municipal fees as applicable**

THE SIXTH SCHEDULE ABOVE REFERRED TO:
(Devolution of Title)

A. WHEREAS one Prahlad Channdra Paul, son of Jogesh Chandra Paul of Ghosh Hat, Katwa, District Burdwan Purchased a Plot of Land measuring 30 (thirty) Decimal a little more or less being 5 decimal in Dag No. 659 and 25 Decimal in Dag No. 660 under Khatian No. 157 at Mouza Ghosh Hat, Katwa, District Burdwan by a Deed of Conveyance registered on the 11th day of August, 1964 in the office of Learned Sub-Registrar of Katwa, from his Vendors Sri Bhutnath Ghsoh, Bhakti Bhusan Ghsoh, Gopal Ghosh, Habal Ghosh, Madan Mohan Ghosh, Sm. Kumari Bala Dasi and the said deed entered in the Book No. I, Volume No. 64, Pages 171 to 175, Being No. 6351 for the year 1964 in the office of Sub-Registrar at Katwa.

B. AND WHEREAS the said Prahlad Chandra Paul by a Registered Deed of Conveyance executed on the 29th day of June, 1974 and registered on 1st day of July, 1974 before the office of Learned Sub-Registrar, Katwa, transferred, sold and conveyed the said piece and parcel of land measuring 30 decimals in Dag Nos. 659 and 660 in Mouza- Ghoshhat, Katwa to one Mottilal Maheswari son of Late Ramdeo Maheswari of 22/A, Kalikrishna Tagore Street, Kolkata-700007 which was entered in Book No. I, Volume No. 60, Pages 262 to 284 being No. 7045 for the year 1974 in the Sub-Registrar's office at Katwa.

C. AND WHEREAS One Manmatha Nath Chattopadhyay son of Late Panchanan Chattopadhyay, Sri Bankim Chandra Chattopadhyay, Sri Sanjay Chandra Chattopadhyay, Sri Anil Chandra Chattopadhyay, Sri Sunil Chandra Chattopadhyay all son of Late Satish Chandra Chattopadhyay and Sri Arun Kumar Bandopadhyay son of Nalinaksha Bandopadhyay, all of Katwa District Burdwan had been the owner of another piece of the land in Dag No. 5657 and 658 Khatian No. 193, Measuring 24 decimal wherefrom they sold, conveyed and transferred a portion of land measuring 22 decimal to said Motilal Maheswari by a Registered Deed of Conveyance executed on the 29th day of June, 1974, registered before the Learned Sub-Registrar, Katwa, Burdwan on 1st day of July, 1974 to and in favour of the said Motilal Maheswari and by virtue of the said purchase, Motilal Maheswari became absolute owner of the 22 decimal of land in Dag No. 657 and 658 as aforesaid. The said deed entered in the Book No. I Volume No. 67 at Pages 21 to 23 being deed No. 7051 for the year 1974.

D. AND WHEREAS by virtue of said Two purchase by Registered Deeds on 1st July, 1974, said Motilal Maheswari became absolute owner of a total 52 decimal land under Dag Nos. 657, 658, 659 and 660 which are continuous to each other in a lot and whereas said Motilal Maheswari after purchasing the said land constructed of Pucca structure comprising two rooms one store room, one kitchen and one bath room and one privy total built up area approximately 714 sq. ft and an open space with tin shed and a covered godown with tin shed total measuring 2240 sq.ft approximately was in exclusive possession with his indefeasible right free from all encumbrances till the time of his death.

E. AND WHEREAS the said Motilal Maheswari died intestate on 22nd day of November, 1976 leaving behind his wife Bhagwati Devi Maheswari alias Sharda and son Shyam Sundar Maheswari alias Sharda as the sole legal heir and heiress to succeed the estate left by the said Motilal Maheswari, since deceased.

F. AND WHEREAS on death of said Motilal Maheswari all his interest in his all his properties and credits including the said land at Mouza Ghoshhat devolved upon his aforesaid sole legal heir and heiress being the Vendors herein and none else.

G. AND WHEREAS the Vendors therein are well seized and sufficiently entitled to the said property and in exclusive possession thereof with indefeasible right and every right to transfer the same in any manner.

H. AND WHEREAS the purchaser no. 1 therein namely Mr. Shyam Sundar Kayal is the son of said Chandanmal Kayal and he has a good cordial relation with the Vendors.

I. AND WHEREAS the VENDORS, therein due to their personal various hindrances and difficulties are not in a position to look after the said property and have accordingly decided to sell it out to the purchasers therein.

J. AND WHEREAS the PURCHASERS therein having heard of the said decision of the VENDORS therein, had proposed to the Vendors to purchase the said property against consideration.

K. AND WHEREAS the VENDORS therein had agreed to sell the said 1st land structure thereon more particularly described in the schedule hereinafter at consideration of Rs. 7,50,000.00 (Seven lacs fifty thousand only) as agreed by the PURCHASERS therein.

L. AND WHEREAS the PURCHASERS therein have inspected the Principal Title deeds and the other documents in respect of the said property and have been fully satisfied of the Vendors therein in the Subject property.

M. AND WHEREAS the VENDORS therein have declared that the subject scheduled property is free from all encumbrances and thus marketable and the VENDORS therein have exclusive and indefeasible right title and interest in the Schedule property.

N. AND WHEREAS upon further and final negotiations between the vendors therein and the purchasers therein the purchasers finally purchased the schedule property for a sum of Rs.7,50,000/- in the year 2003 and as the Deed of Conveyance was executed between the vendors therein and the purchasers therein and as such the same having been recorded and registered in Book no. 1 Volume no. 2 from pages 94 to 107 Being no 75 for the year 2006.

O. AND WHEREAS the purchasers therein namely Mr. Shyam Sundar Kayal and Mrs. Anu Kayal consequently established a Partnership firm namely "KAYAL INFRA" in the year 2020 and bestowed the schedule property in the said Partnership Firm and as such the said Partnership Firm comprises of the partners at present namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal.

P. AND WHEREAS KAYAL INFRA, a Partnership firm having its registered office at Premises No. 05-4444, ASO-318, Astra Tower, 3rd floor, Action Area 2, New Town, North 24 Paraganas 700161, represented by its Partners namely Mr. Rohit Kayal, Mr. Shyam Sundar Kayal and Mrs. Anu Kayal being the "OWNER/PROMOTER", the Plot of land measuring about _____, under _____ Municipality, Ward No. _____, Hold. No. _____, Block : _____, P.S. _____, Sub Division and ADSR : _____, District : Purba Bardhaman (more fully and particularly mentioned and described in the First Schedule hereunder written) within the limit of _____ Municipality, which is developed by **KAYAL INFRA** sanction in terms of Building Permit No. _____ has been issued by the _____ MUNICIPALITY.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:
(Broad Infrastructure)

ALL THAT a piece and parcel of land measuring 1496.867 Square Metres of land at mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District -- Burdwan in the State of West Bengal, a single piece of land altogether fully demarcated, the said land not being a part of the area under the Project/building/premises known and named as "KI GRANDEUR" as also not being a part of the common area under the Project/Building/Premises named as above; as also further area admeasuring to an extent of 94.605 Square Metres situated at the "**FRONTAL PORTION**" of the ground floor of the aforesaid Project/Building/Premises known and named as "KI GRANDEUR" under mouza Ghoshhat, J.L. No. 22, R.S. No. 328 under Post Office, Police Station, and municipality Ward No. 10 and sub-Registry at Katwa, Holding No. 178, District -- Burdwan in the State of West Bengal as also not being part of the "**COMMON AREA**" under the Project/Building/Premises named as above.

Annexure "A"

Unless, in these presents, there be something contrary or repugnant to the subject or context:

- i) **ACT** shall mean the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XLI of 2017).
- ii) **RULES** shall mean the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017.
- iii) **REGULATIONS** shall means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017.

- iv) **SECTION** shall mean a section of the Act.
- v) **SAID PREMISES** shall mean the Municipal Holding No. _____ PIN- _____, West Bengal, in Ward No. _____ of the _____ Municipality, having a land area of _____, more fully and particularly mentioned and described in the **FIRST SCHEDULE**.
- vi) **PROJECT / HOUSING COMPLEX AND/OR BUILDING/S AND/OR NEW BUILDING/S** shall mean and include the housing complex named "**KI GRANDEUR**", for the time being proposed to consist of G+4 (DESCRIPTION OF THE BUILDING PROVIDE DETAILS OF HOW MANY STOREYS ETC.) be constructed by the Promoter at the said Premises, containing several independent and self contained flats, parking spaces and other constructed areas, with liberty to the Promoter to modify and/or expand and/or add further storeys to the same at its sole discretion and the Allottee hereby consents to the same. The Allottee is aware that the Promoter may undertake construction of the Housing Complex in various phases and accordingly all the Common Areas and Installations may not be available for use by the Allottee till all the Phases are completed;
- vii) **ALLOTTEES /CO-OWNERS / UNIT-HOLDERS** according to the context shall mean all the buyers/owners who from time to time have purchased or have agreed to purchase from the Promoter and taken possession of any Unit in the Housing Complex including the Land Owner and/or the Promoter for those units and other constructed spaces not alienated by the Promoter and/or Land Owner and/or reserved and/or retained by the Promoter and/or the Land Owner for their own exclusive use and/or not sold by the Land Owner or the Promoter.
- viii) **COMMON AREAS AND INSTALLATIONS** shall mean the common areas installations and facilities in and for the said Premises mentioned and specified in **PART-I** of the **THIRD SCHEDULE** and expressed by the Promoter for common use and enjoyment of the Co-owners, Subject to such variations or relocations as the Promoter may from time to time make therein.

It is clarified that the Common Areas and Installations shall not include the parking spaces (except visitors' parking spaces which shall form part of the common areas) and other open and covered spaces at the Premises and the Buildings which the Promoter / Land Owner may from time to time express or intend not to be so included in the Common Areas and Installations and the Promoter / Land Owner shall be entitled to deal with and/or dispose of the same in its absolute

discretion, to which the Allottee hereby consents.

- x) **BROAD INFRASTRUCTURE** shall mean THE AREA ADMEASURING TO ABOUT **1496.867 Square Metres** WHICH IS NOT A PART OF THIS PROJECT AS ALSO THE AREA ADMEASURING TO AN EXTENT OF **94.605 Square Metres** SITUATE AT THE FRONTAL PORTION OF THE GROUND FLOOR OF THE SAID PROJECT/BUILDING/PREMISES details whereof are mentioned in the **Seventh Schedule**.

The Allottee shall not have any proportionate share title ownership or interest in the said Broad Infrastructure area but merely the right of common user and enjoyment thereof subject to compliance of the rules and regulations applicable thereto and payment of common expenses pertaining thereto in the manner elsewhere herein mentioned. **It is clarified that** the final Broad Infrastructure shall be determined by the Promoter in due course of time, to which the Allottee hereby consents.

It is expressly agreed understood and made clear that all or some of the elements of Broad Infrastructure may be created and installed after delivery of possession of the said Unit to the Allottee. The Promoter further reserves the right to sell the area under broad infrastructure admeasuring to about 1496.867 Square Metres which is not a part of this project/building/premises to potential purchasers in future and the allottees hereby consent to the same and shall not raise any objection whatsoever to such sale in the future.

- xi) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Housing Complex and in particular the Common Areas and Installations and rendition of common services in common to the co-owners of the Housing Complex and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be contributed and shared by the Co-owners, alongwith a proportionate share of all expenses pertaining to Broad Infrastructure.
- xii) **COMMON PURPOSES** shall mean and include the purpose of managing maintaining upkeeping and administering the Common Areas and Installations, rendition of services in common to the Unit Holders / Co-owners in the Housing Complex for the Common Areas and Installations, collection and disbursement of the common expenses and dealing with all matters of common interest of the Unit Holders and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

- xiii) **UNITS** shall mean the independent and self-contained flats / apartments and/or other constructed areas (capable of being independently and exclusively used and enjoyed) in the Housing Complex at the said Premises and wherever the context so permits or intends shall include the attached balcony(ies) / verandah(s).
- xiv) **PARKING SPACES** shall mean covered parking spaces in or portions of the Ground floor Parking Level/area of the Building at the said Premises. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and clarified that any allotment of parking shall for intents and purposes mean the exclusive right to park motor cars or other vehicles as may be specified. It is also clarified that in case any parking be a stack parking (i.e. having access through another parking space or another parking space having access through this parking space), then allottees of both the stack parkings shall allow each other to park his / her / its vehicle and for that shall do all acts as be necessary (including to remove / shift his / her vehicle from time to time as be required).
- xv) **CARPET AREA** according to the context shall mean the net usable floor area of any Flat / Apartment, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Flat / Apartment;
- xvi) **BUILT-UP AREA** according to the context shall mean and include the carpet area of any unit in the Housing Complex and the area of the balconies / verandah therein and/or attached thereto and shall include the thickness of the external walls and columns and pillars and shall also include 50% of the plinth area of the attached terrace (including areas under the parapet walls, ducts, pillars, columns etc.), if any, therein **PROVIDED THAT** if any wall or column or pillar be common between two units, then one half of the area under such wall or column shall be included in the area of each such Unit.
- xvii) **SUPER BUILT-UP AREA** according to the context shall mean and include the Built-Up Area of any Unit **And** shall include the proportionate share of the areas of the Common Areas in the Housing Complex, attributable to such Unit as shall be determined by the Promoter in its absolute discretion. It is clarified that Super Built-up Area has been given only for reference sake.
- xviii) **PROPORTIONATE OR PROPORTIONATELY** according to the context shall have the following meaning:

The proportionate share of the Allottee in the Common Areas and Installations shall be the proportion in which the Carpet Area of the said Unit may bear to the Carpet Area of all the Units in the said Premises.

PROVIDED THAT where it refers to the share of the Allottee or any Co-owner in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the same shall be determined on the basis of the area rental income consideration or user of the said Unit);

- xix) **SAID APARTMENT / UNIT** shall mean the **Residential Flat No. _____** on the _____ **Floor** of the Housing/residential Complex to be constructed at the said Premises morefully and particularly mentioned and described in the **SECOND SCHEDULE** with fittings and fixtures to be provided therein by the Promoter as mentioned in **PART-II** of the **THIRD SCHEDULE**, with attached balconies / verandah / store room (if any), **and wherever the context so permits** shall include the Allottee's proportionate undivided indivisible variable impartible share in the Common Areas and Installations **and further wherever the context so permits** shall include the right of parking one or more motor car/s / two-wheeler/s in or portion of the parking space, if so specifically and as expressly mentioned and described in the within stated **SECOND SCHEDULE**;
- xxi) **ASSOCIATION / MAINTENANCE COMPANY** shall mean any Association formed in accordance with the law or any Company incorporated under any provisions of the Companies Act, 2013 or any Syndicate Committee or Registered Society or any other Association of Persons of the Co-owners, that may be formed by the Promoter for the common purposes having such rules regulations bye-laws and restrictions as be deemed proper and necessary by the Promoter in its absolute discretion.
- xxii) **MAINTENANCE IN-CHARGE** shall upon formation of the Association / Maintenance Company and its taking over charge of the acts relating to the Common Purposes from the Promoter shall mean the Association / Maintenance Company and till such time the Association / Maintenance Company is formed and takes over charge of the acts relating to the Common Purposes shall mean the Promoter.
- xxiii) **DEEMED DATE OF POSSESSION / DATE OF COMMENCEMENT OF LIABILITY** shall mean the date on which the Allottee takes actual

physical possession of the said Unit after fulfilling all his liabilities and obligations in terms of this agreement or the date of expiry of the period specified in the notice by the Promoter to the Allottee to take possession of the said Unit in terms of the said clause 7.2 irrespective of whether the Allottee takes actual physical possession of the said Unit or not, whichever be earlier.

- xxiv) **ARCHITECTS** shall mean _____;
- xxv) **ADVOCATES** shall mean _____;
- xxvi) **PLAN** shall mean the plan for the time being sanctioned by the _____ Municipality on _____ connected to Petition No. _____ of _____, as revised on _____ connected to Petition No. _____ of _____, for construction of the Buildings at the said Premises and shall include sanctionable modifications thereof and/or additions or alterations thereto as may be made from time to time by the Promoter. It is clarified that in case additional constructions are sanctioned by the concerned authorities, then the Promoter and Land Owner (as per arrangement between them) shall be entitled to construct and deal with the same, to which the Allottee hereby consents. The Allottee is also aware of the fact and consents and admits that owing to construction of additional areas / floors as elsewhere herein contemplated, the proportionate undivided share of the Allottee in the Common Areas and Installations shall be and/or is likely to stand reduced.
It is expressly mentioned that additional floors are proposed to be sanctioned on the presently sanctioned building floors for consuming the additional FAR (Floor Area Ratio) on account of "Mass Housing" as elsewhere herein stated and the Allottee shall not raise or make any objection with regard thereto and the Allottee hereby consents to the same. It is clarified that the foundation of the Towers / Buildings have been planned to take the entire load of additional floors.
- xxvii) **STRUCTURAL ENGINEER / CONSULTANT** shall mean _____
- xxviii) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.
- xxix) Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.
- xxx) The expression **ALLOTTEE /PURCHASER** shall be deemed to mean and include:
(a) In case the Allottee be an individual or a group of persons, then

his or her or their respective heirs legal representatives
executors and administrators;

- (b) In case the Allottee be a Hindu Undivided Family, then its members for the time being their respective heirs legal representatives executors and administrators;
- (c) In case the Allottee be a partnership firm or an LLP, then its partners for the time being their respective heirs legal representatives executors administrators and/or successors;
- (d) In case the Allottee be a company, then its successors or successors-in-office;

Annexure "B"**MANAGEMENT, MAINTENANCE AND COMMON ENJOYMENT:**

1. As a matter of necessity, the ownership and enjoyment of the units / apartments by Allottees shall be consistent with the rights and interest of all the other Allottees and in using and enjoying their respective units and the Common Areas and Installations, each of the Allottees (including the Allottee herein) shall be bound and obliged:

- (a) to observe fulfill and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the Housing Complex / said Premises and in particular the Common Areas and Installations, and other common purposes, as may be made and/or framed by the Promoter and/or the Association / Maintenance Company, as the case may be. The Allottee shall not hold the Promoter liable in any manner for any accident or damage during the course of enjoyment of the Common Areas and Installations by the Allottee or his family members or any other person.
- (b) to allow the Maintenance In-charge and their authorized representatives with or without workmen to enter into their units at all reasonable times for want of repairs and maintenance of the Housing Complex and the common purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in their units within 48 (forty-eight) hours of giving of a notice in writing by the Maintenance In-charge thereabout Provided That in case of emergencies / exigencies, no such notice shall be required to be given;
- (c) to use their respective Residential flats only for the private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.,) whatsoever;
- (d) to carryout all fitout works in the said unit in a good and workman-like manner and without violating any laws, rules or regulations of the concerned authority, National Building Code and fire safety rules and rules framed by other authorities and with minimum noise and ensure that no disturbance or annoyance is caused to the other Allottees;
- (e) to use the right of parking, if any agreed to be granted, only for the purpose of parking of medium sized motor cars / two wheelers, as applicable.

- (f) not to use the ultimate roof of the Building or the Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees.
- (g) to use the Common Areas and Installations only to the extent required for ingress to and egress from their respective units of men and materials and passage of utilities and facilities.
- (h) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobbies, landings etc., in the Housing Complex free from obstructions or encroachments and in a clean and orderly manner and not to store or allow anyone to store any goods articles or things therein or thereat or in any other common areas of the premises.
- (i) not to claim any right whatsoever or howsoever over any unit or portion in the Housing Complex save their respective units.
- (j) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Buildings / Housing Complex save a decent nameplate outside the main gates of their units. It is hereby expressly made clear that in no event any Allottee shall open out any additional window or any other apparatus protruding outside the exterior of his flat / unit.
- (k) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the Housing Complex / said Premises or may cause any increase in the premia payable in respect thereof.
- (l) not to alter the outer elevation of the Buildings / Housing Complex or any part thereof nor decorate the exterior of the Buildings / Housing Complex or the said Premises otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- (m) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the top roof, staircase, lobby, landings, pathways, passages or in any other Common Areas and Installations nor into lavatories, cisterns, water or soil pipes serving the Housing Complex nor allow or permit any other person to do so.
- (n) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Housing Complex.
- (o) To keep their respective units and partition walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Unit in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the Housing Complex and not to do or cause

to be done anything in or around their respective units which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to their respective units. In particular and without prejudice to the generality to the foregoing, the Allottees shall not make any form of alteration in the beams and columns passing through their respective units or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.

- (p) In case any balcony / verandah / open terrace be attached to any flat, then the same shall be a right appurtenant to such flat and the right of use and enjoyment thereof shall always travel with such flat and the following rules terms conditions and covenants shall be applicable on the Allottee thereof in relation thereto:
- i) The Allottee thereof shall not be entitled to sell convey transfer or assign such balcony / verandah / open terrace independently (i.e. independent of the flat owned by such Allottee);
 - ii) The Allottee thereof shall not make construction of any nature whatsoever (be it temporary or permanent) on such balcony / verandah / open terrace nor cover the same in any manner, including *Shamiana* etc.;
 - iii) The Allottee thereof shall not install a tower or antenna of a mobile phone company or display hoardings or placards.
 - iv) not display any signboard, hoarding or advertisement etc. on the parapet wall of the open terrace or at any place in the said balcony / verandah / open terrace so as to be visible from outside nor to hold any function thereat so as to emit noise or light therefrom disturbing others.
- (q) In the event any Allottee has been allotted any right of parking motor car / two wheeler or other vehicle within the said Premises, then such Allottee shall be bound and obliged to observe fulfill and perform the following terms and conditions:
- (i) The Allottee shall use such Parking Space only for the purpose of parking of its own medium sized motor car / two wheeler and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the exclusive right to park one medium sized motor car / two wheeler thereat
 - (ii) The Allottee shall not be entitled to sell transfer or assign such parking space or his right of parking car / two wheeler at such Parking Space or allow or permit any one to park car / two wheeler or other vehicle at such parking space as tenant, lessee, caretaker, licensee or otherwise or part with possession of such Parking Space, independent of his Unit, to any person, with the only exception being that the Allottee shall, only after completion of sale, be entitled to let out transfer or part with possession of his parking space independent of the flat only to any other owner of flat in the Housing Complex and none else;

- (iii) The Allottee shall not make any construction of any nature whatsoever in or around such Parking Space or any part thereof nor cover such parking space by erecting walls / barricades etc. of any nature whatsoever;
 - (iv) The Allottee shall not park nor allow or permit anyone to park motor car / two wheeler or any other vehicle nor shall claim any right of parking motor car / two wheeler or any other vehicle in or at the driveways pathways or passages within the Housing Complex or any other portion of the said Premises save at the allotted Parking Space;
 - (v) The Allottee shall observe fulfil and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Promoter and/or the Association /Maintenance Company with regard to the user and maintenance of the parking spaces in the Housing Complex and the said Premises.
 - (vi) The Allottee shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such Parking Space, if and as applicable, and shall indemnify and keep saved harmless and indemnified the Promoter and the Land Owner and the Maintenance In-charge with regard thereto.
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- (r) not to carry on or cause to be carried on any obnoxious, injurious, noisy, dangerous, hazardous, illegal or immoral deed or activity in or through their units or any activity which may cause nuisance or annoyance to the Allottees.
 - (s) not to slaughter or kill any animal in any area (including common areas / parking areas etc.) under any circumstances whatsoever, including for any religious purpose or otherwise.
 - (t) not to drill, break, maim, hammer or in any way damage destroy or adversely affect the beams, columns, wall etc., nor be entitled to nor permitted to make any structural changes / modifications to their respective units or any part thereof Provided That internal finishing work may be carried out by the Allottees in a lawful manner.
 - (u) not to make construction of any nature whatsoever (be it temporary or permanent) in or about the balconies / verandahs / terraces etc., nor cover the same in any manner, including *Shamianas* etc.
 - (v) to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations with regard to user and operation of water, electricity, drainage, sewerage, lifts, tube-well generator and other installations and amenities at the said premises including those under the West Bengal Fire Services Act and rules made thereunder and shall indemnify and keep the Promoter and the Land Owner saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to

any non compliance, non performance, default or negligence on their part.

- (w) maintain at their own costs, their respective units in the same good condition state and order in which the same be delivered to them and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to Fire Safety under the West Bengal Fire Services Act and the rules made thereunder) of the Government, any Development Authority, Fire Brigade, and/or any statutory authority and/or local body with regard to the user and maintenance of their respective units as well as the user operation and maintenance of the lifts, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the Housing Complex and to make such additions and alterations in or about or relating to their respective units and/or the Housing Complex as be required to be carried out by them, independently or in common with the other Allottees as the case may be without holding the Promoter or the Land Owner in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Promoter and the Land Owner and the Maintenance In-charge and each of them saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non compliance, non performance, default or negligence on the part of the Allottees
- (x) to apply for and obtain at their own costs separate apportionment / assessment and mutation of their respective units, as may be permissible, in the records of the concerned authorities.
- (y) not to close or permit the closing of verandahs, lounges, balconies, lobbies or the common areas and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, balconies, lounges or any external walls or the fences of external doors and windows of the flat which in the opinion of the Promoter or the Association / Maintenance Company differs from the colour scheme of the buildings / Housing Complex or deviation of which in the opinion of the Promoter or the Association / Maintenance Company may affect the elevation in respect of the exterior walls of the buildings / Housing Complex and if so done by any Allottee, such Allottee shall be liable to reimburse to the Promoter and/or the Association / Maintenance Company, the actual costs, charges and expenses for restoring the concerned flat to its original state and condition, for and on behalf of and as the agent of such Allottee.
- (z) not to make in the flat / apartment any structural addition or alteration and/or cause damage to beams, columns, partition walls etc. and in case of default the defaulting Allottee shall be liable to reimburse to the Promoter and/or the Association / Maintenance Company, the actual costs, charges and expenses

plus 50% (fifty Percent) of such actual costs, charges and expenses, for restoring such damage. In addition, such Allottee shall also be liable to be prosecuted in accordance with law and also be liable for all losses damages costs claims damages etc., suffered by the Promoter and/or the Land Owner and/or other Allottees and shall fully indemnify them and each of them.

(aa) to bear and pay and discharge exclusively the following expenses and outgoings with effect from the Deemed Date of Possession /Date of Commencement of Liability:-

- i) Municipal and other rates and taxes, khajana and water tax, if any, whether existing or as may be imposed or levied at any time in future, assessed on or in respect of their respective Flats / Apartments directly to the authorities concerned Provided That so long as their respective Flats are not assessed separately for the purpose of such rates and taxes, each Allottee shall pay to the Promoter / Maintenance In-Charge the proportionate share of all such rates and taxes assessed on the said Premises;
- ii) Electricity charges for electricity consumed in or relating to their respective Flats / Apartments.
- iii) Proportionate share of all Common Expenses (including those mentioned in the **Fourth Schedule**) payable to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottees shall pay to the Maintenance In-charge, a minimum of maintenance charges calculated @ Rs. **2 PER SQ FT.** plus applicable GST, if any. The said minimum rate shall be subject to revision from time to time as be deemed fit and proper by the Promoter / Association / Maintenance Company at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services.
- iv) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottees in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by West Bengal State Electricity Board from its consumers for the delay payment of its bills).

(bb) to observe such other covenants as be deemed reasonable by the Promoter and/or the Association / Maintenance Company from time to time for the common purposes.

2. Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within 7th day of the month for which the same shall be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being

made by the Promoter and/or the Maintenance In-charge. The bills and demands for the amounts payable by the Allottee shall be deemed to have been served upon the Allottee, in case the same is left in the said Unit or in the letter box specifically provided for the said Unit or with the security guard of the Housing Complex. In case of any discrepancy or dispute that the Allottee may have with regard to such bills, the same shall be sorted out within a reasonable time Provided That the payment shall not be with-held by the Allottee owing thereto. Any amount payable by the Allottee directly to any authority shall always be paid by the Allottee within the stipulated due date.

3. It is expressly clarified that the maintenance charges do not include costs charges expenses on account of major repairs, replacements, renovations, repainting of the main structure and façade of the Building/s / Housing Complex and the Common Areas and Installations etc. and the same shall be shared by and between the Allottee and the other co-owners proportionately. Furthermore, such payment shall be made by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use all or any of the Common Areas and Installations and any non user or non requirement thereof shall not be nor be claimed to be a ground for non payment or decrease in the liability of payment of the proportionate share of the common expenses by the Allottee.

4. In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, rates and taxes, Common Expenses or any other amount payable by the Allottee under these presents and/or in observing and performing the covenants terms and conditions of the Allottee hereunder, then without prejudice to the other remedies available against the Allottee hereunder, the Allottee shall be liable to pay to the Maintenance In-charge interest at the rate of 2% (two percent) per mensem on all the amounts in arrears, as also all expenses on account of disconnection and/or reconnection of utilities and facilities, and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to:
 - (i) disconnect the supply of electricity (if provided through sub-meter) to the said Unit;
 - (ii) withhold and stop all other utilities and facilities (including lift, generator etc.) to the Allottee and his family members, servants, visitors, guests, tenants, licensees and/or the said Unit;
 - (iii) to demand and directly realise rent and/or other amounts becoming payable to the Allottee by any tenant or licensee or other occupant in respect of the said Unit;
 - (iv) to display the name of the Allottee as a defaulter on the notice board of the Housing Complex / Building/s.

- 4.1 It is also agreed and clarified that in case any Allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including

disconnection of electricity, etc.), then the Allottee shall not hold the Promoter or the Maintenance In-charge or the Land Owner responsible for the same in any manner whatsoever.

