

AGREEMENT FOR SALE

This Agreement for Sale (“**AGREEMENT**”) executed on this day of , 2026

BY AND BETWEEN

SHREE KRISHNA REALCON (PAN ABMFS7675J) a partnership firm incorporated and registered under the Partnership Act, 1932, having its registered office at Shree Krishna Chambers, Unit No.1E, Block-B, 5th Floor, 78, Bentinck Street, Police Station: Bowbazar, Post Office: Bowbazar, Kolkata-700001, represented by its constituted attorney namely SKIEYS ALMONDREAL LLP (PAN: AEDFS1428P)(LLPIN AAR-6849), a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Front Block, Post office : Dhapa, Police Station: Pragati-Maidan, Kolkata-700105. SKIEYS ALMONDREAL LLP appointed its Designated Partner PS Group Realty Private Limited (**PAN AABCP5390E**) represented by its authorized signatory vide a Board resolution dated 26th March, 2024, **Mr. Jayanta Pandit [PAN ATKPP4115E] [AADHAR No. 319470568364] [MOBILE No. 9836299954]** son of Mr. Gour Hari Pandit, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, hereinafter referred to as the **“OWNER”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

AND

SKIEYS ALMONDREAL LLP (PAN: AEDFS1428P) (LLPIN AAR-6849), a limited liability partnership incorporated and registered under the Limited Liability Partnership Act, 2008, having its registered office at 1002, E M Bypass, Front Block, Post office : Dhapa, Police Station: Pragati-Maidan, Kolkata-700105, vide a Board resolution dated 8th May 2021 appointed its Designated Partner PS Group Realty Private Limited (**PAN AABCP5390E**) represented by its Authorised Signatory **Mr. Jayanta Pandit [PAN ATKPP4115E] [AADHAR No. 319470568364] [MOBILE No. 9836299954]** son of Mr. Gour Hari Pandit, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, vide a Board resolution dated 26th March, 2024 hereinafter referred to as the **“PROMOTER”** (which term or expression shall unless excluded

by or repugnant to the subject or context be deemed to mean and include the partners for the time being of the said partnership business or such other person and/or persons who may be taken in and/or admitted as partner and/or partners of the said partnership business or such other persons and/or persons who may carry on the business of the said partnership firm and their respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

(1) hereinafter collectively referred to as the “**ALLOTTEES**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

The Owner, Promoter and the ALLOTTEES shall hereinafter collectively be referred to as the “**PARTIES**” and individually as a “**PARTY**”.

Words denoting Masculine gender shall include Feminine and Neutral genders as well.

WHEREAS:

- A. The Owner has represented and warranted to the Developer that it is the sole owner of and is absolutely seized and possessed of and/or sufficiently entitled to ALL THAT piece and parcel of the land together with structure standing thereon and comprised in Municipal Premises No.223C, Satin Sen Sarani previously Manicktola Main Road, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700054. The Owner has represented to the Developer that the ownership of and the freehold title to the said Land has devolved unto the Owner herein vide a Deed of Conveyance dated 22 October 2008 and registered at the office of the Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No.6, Pages 5863 to 5892 Being No. 02596 for the year 2008 executed by Debashis Adhikari, Debkumar Adhikari, Prosenjit Adhikari, Smt. Arunima Devi, Ankita Adhikari and Smt. Jayasri Devi, therein collectively referred to as the vendors, in favour of the Owner herein, therein referred to as the Purchaser. The Owner has got its name mutated in the records of the Kolkata Municipal Corporation under Assessee No. 110301400408.
- B. The Promoter has represented to the ALLOTTEES that:

- (i) The Owner is the absolute and lawful owner of the property more fully described in **Part – I of Schedule A** hereto which was purchased by the Owner from time to time (hereinafter referred to as **“the Said Land”**)
 - (ii) The vesting of ownership of the Owner is more fully described in **Part – II of Schedule A** hereto (**“Title”**)
- C. By and under a Development Agreement dated 21st February 2023 made between the Owner and the Promoter hereto as Developer therein and registered with the office of ARA-IV, Kolkata in Book No. I, Volume No. 1904-2023, Pages 159040 to 159088, Being No. 190402916 for the year 2023, the Owner has granted the exclusive right of development in respect of the said Land and construction of a new partly residential and partly commercial project, in favour of the Promoter herein, which the Promoter had agreed to undertake for the consideration and on the terms and conditions contained therein.
- D. By a Supplementary Development Agreement dated 12th July, 2023 made between the Owner and the Promoter hereto as Developer therein and registered with the office of ARA-IV, Kolkata in Book No. I, Volume No. 1904-2023, Pages 493678 to 493696, Being No. 190410030 for the year 2023, the allocation of the Owner and Developer/Promoter was further modified and the final allocation of the constructed areas was recorded between the parties thereto and the said Development Agreement dated 21st February, 2023 and Supplementary Development Agreement dated 12th July 2023 are hereinafter collectively referred to as **“the Development Agreements”**.
- E. The said Land is earmarked for the purpose of building partly residential and partly commercial project comprising of two towers each having ground plus upper ground plus sixteen storied (G+UG+XVI) upper floors containing several apartments, showrooms, Offices, common areas and other facilities and various car parking spaces (hereinafter referred to as the **“Building”**) as per plan sanctioned by the Kolkata Municipal Corporation vide Plan No. 2022030106 dated 9th March 2023 (hereinafter referred to as the **said Plan** and shall include all alterations and/or modifications made thereto from time to time and as may be permitted

- by the authorities concerned) (the Project Land with the building to be constructed thereon hereinafter referred to as "the Project"). The project shall be known as **Quintessa ('Project')**.
- F. 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/Owner regarding the said Land on which Project is to be constructed have been completed.
- G. The intimation for commencement of construction of works relating to the Project has been submitted by the Promoter/Owner with the Kolkata Municipal Corporation and received by the Building Department, Kolkata Municipal Corporation on 31.10.2023.
- H. The Promoter has obtained the said sanctioned plans and finalized the specifications for construction and obtain other necessary approvals, if any, for the Project. The Developer has, under the said Development Agreement, exclusive rights to sell transfer and convey the entire units and other transferable spaces and rights in the Project and to receive the price and other amounts in respect thereof. The Promoter agrees and undertakes that except as contained in clause J and elsewhere in this agreement, it shall not make any changes to the layout plans, if any, except in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "Act") and/or other laws as applicable except as confirmed by the Allottee.
- I. The Promoter has registered the Project as a separate Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority ("Authority") at Kolkata on 10th November 2023 under Registration No. WBRERA/P/KOL/2023/000776.
- J. The ALLOTTEES had applied to the Promoter for allotment of a commercial unit/apartment in the Project vide ("Application", details provided in Part IV of Schedule B) on the terms and conditions recorded therein, in pursuance whereof, the Promoter has provisionally allotted in favour of the ALLOTTEES ("Allotment Letter", details provided in Part V of Schedule B). All that the commercial unit/apartment described in Part - I of Schedule B hereunder written ("Said Apartment") along with such number(s) of car parking space(s), designated by the Promoter at the Building and/or the Said Project to be used by the ALLOTTEES as permissible under the applicable law and to be considered as "limited common area" within the meaning of West Bengal Apartment Ownership Act 1972, as stated in Part - II of Schedule B hereunder written ("Car Parking Space") for the parking of private medium sized/standard car(s) owned by the ALLOTTEES within such space(s), subject to and on the terms and conditions recorded in the

Application and the Allotment Letter and the general terms and conditions forming a part of and/or governing the said provisional allotment and/or the Allotment Letter, and further subject to the ALLOTTEES making payment of the consideration amount as well as all other dues, deposits, costs and expenses, each of which were unconditionally accepted by the ALLOTTEES, in accordance with the Specifications, marked as Part III of Schedule B hereto together with the irrevocable right to use the common areas, parts, portions, installations and facilities of the Project in common with the remaining ALLOTTEESs of the Project (hereinafter collectively referred to as the “Common Areas”, and more particularly described in Schedule-D hereto) (the Said Apartment along with the Car Parking Space and pro rata share in the Common Areas are hereinafter collectively referred to as “Said Apartment And Properties Appurtenant Thereto”).

- K. The Promoter is also undertaking necessary steps for modification of the said sanction plan for the benefit of the ALLOTTEESs in accordance with the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “Act”). The Promoter confirms to implement the changes in compliance with Rule 26 (regarding sanctioned plan revisions) and any other applicable modifications in accordance with Applicable Laws. Pursuant to the same, the ALLOTTEES also agrees to pay for any adjustments related to the revised Carpet Area.
- L. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- M. At or before the execution of this Agreement, the ALLOTTEES confirm(s) that after having conducted and completed to his/her/their/its complete satisfaction independent due diligence and title verification in respect of the Said Land as also the compliance and/or non-compliance, if any, by the Promoter of all/any applicable law(s), notification(s), rule(s) etc., and after having carried out a physical inspection of the Land, and further after inspecting, examining and perusing all the title deeds pertaining inter alia to the Devolution of Title, papers, documents etc. (including the various covenants, terms, conditions etc. respectively

stipulated therein) related inter alia to the Land including but not limited to amongst others, the Specifications, approvals etc. for the Project, the deeds, papers, documents, details, schedules etc. referred to and/or specified under the Act and the Rules as also those referred to and/or described herein, each of which have from time to time been provided by the Promoter to the ALLOTTEES and the ALLOTTEES confirm(s) and acknowledge(s) receipt of the true copies thereof, which are in the custody and possession of the ALLOTTEES, and the ALLOTTEES having understood and/or having complete and due notice and knowledge of, and after fully satisfying himself/herself/themselves/itself, has/have accepted, without any reservation, each of the aforesaid including the right of the Promoter as stipulated in this Agreement, and inter alia as morefully detailed and described in the **Part III of Schedule A:-**

- N. The Parties hereby confirm that they are entering into this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Land and/or the Project.
- O. 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
- P. 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 ALLOTTEES hereby agrees to take purchase of the Said Apartment And Properties Appurtenant Thereto as specified in **Paragraph H** of the recitals and the Owner hereby agree to confirm such sale in favour of the ALLOTTEES..

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 ALLOTTEES, and the ALLOTTEES hereby agrees to purchase on the

Said Apartment And Properties Appurtenant Thereto, all as specified in Recital H hereinabove;

- 12 The total price (excluding Goods & Service Tax) for the Said Apartment And Properties Appurtenant based on the carpet area of the said Apartment is **Rs. /- (Rupees Only)** . In addition thereto the ALLOTTEES has agreed to pay the Extra Charges and Deposits and the Taxes all hereinafter collectively referred to as "**Total Price**".

Sl. No.	Tower No.	
	Apartment No. Type – Floor – BHK- _____no. of_ car parking	
a)	Apartment Price (in rupees) without Taxes	Rs. /-
	a1) Taxes (The Goods and Service Tax and any other applicable tax on the Unit Price shall be payable by the ALLOTTEES as per prevalent rates)	As per prescribed rates, currently being 5% amounting to Rs. /-
b)	Extra Charges (in rupees) without Taxes	
b1)	Transformer Charges & Electricity Charges- This amount is payable for the said Apartment	On Actuals with applicable GST

	<p>as reimbursement of all costs, incidentals, charges and expenses to be incurred by the Developer in making arrangement with CESC or any other Authority for providing and installing transformer at the said Project.</p> <p>Provided the ALLOTTEES shall pay the Deposit to CESC directly on account of Individual Meter.</p>	
B2	<p>CESC Security Charges</p> <p>–</p>	On Actuals
b3)	Legal and Documentation Charges	Rs. _____ with applicable GST
b4)	<p>Association Formation Charges means the one-time charges payable by the Allottee/Owner towards the costs and expenses incurred for formation, registration, and establishment of the Association of Apartment Owners/Society, including but not limited to legal fees, documentation charges, registration fees, consultancy fees, administrative expenses, and all incidental costs required for constituting and operationalizing the Association in accordance with applicable laws.</p>	Rs. _____ /- with applicable GST
b4)	<p>Diesel Generator Power Backup- This amount is payable for the installation of Diesel Generator (“DG”) for power backup to run the basic facilities in the Project. (Rs. 25000/- per KVA</p>	On Actuals with applicable GST

b5)	Incidental Charges (for facilitating the process of registration)	Rs. 20,000/- with applicable GST
b6)	VRV Air Conditioning Charges (only for living Dining & Bedroom)	Rs. _____ with applicable GST
b7)	Club Development Charges	Rs. _____ with applicable GST
c)	Deposits	
	c1) Towards Interest-Free /Sinking Fund (Interest-Free) - This amount is payable as funds for future repairs replacement, improvements and developments in the said Project. This amount shall be and/or may be adjusted against any arrears in maintenance charges and/or applicable taxes, as the Promoter or the Association deem fit and proper. The Promoter shall hand over the Sinking Fund without any interest less any expenditure reasonably incurred for major repairs or capital replacements and deductions as agreed herein to the Association at the time of transfer of maintenance responsibilities.	Rs. _____ + applicable GST
	c2) Advance Maintenance Deposits (Interest-Free) The amount shall be payable towards 12 (twelve) months' advance maintenance charges. The same shall be adjusted against the maintenance charges payable by the Allottee for the first 12 (twelve) months, commencing	Rs. _____ with applicable GST

	from the date on which maintenance charges for the use of common areas become due. The Allottee shall pay to the Promoter an amount equivalent to 1 (one) year of Maintenance Charges plus applicable GST	
	C3) Property Tax Deposit (Interest-Free) (without GST) - This amount is payable against proportionate share of Property Tax for the said Apartment for twelve months. The Promoter shall transfer municipality deposits which are transferable deposits and/or funds free of any accrued interest to the Allottee after the Allottee completes the mutation, subject to deductions, if any, as ascertained by the Promoter.	Rs. _____
	C4) Rule 26 Charges (if applicable)	Rs. 71/- per sq.ft. with applicable GST
	Total Extra Charges & Deposits	Rs. _____-+ on Actuals with applicable GST

Explanation:

- (i) The Total Price above includes the booking amount paid by the ALLOTTEES to the Promoter towards the Said Apartment And Properties Appurtenant

Thereeto;

- (ii) The 'Taxes' component of the Total Price includes taxes payable by the ALLOTTEES (comprising of both tax paid as well as payable by the Promoter by way of Value Added Tax, Service Tax, CGST, SGST, Cess or any other similar tax which may be levied in connection with the construction of the Project by the Promoter) up to the date of handing over of possession of the Apartment to the ALLOTTEES or the date of execution of the Assignment Deed in favour of the ALLOTTEES..

Provided that, in case there is any change / modification in the taxes, the subsequent amount payable by the ALLOTTEES to the Promoter shall be increased / reduced based on such change / modification;

- (i) The Promoter shall periodically intimate to the ALLOTTEES, the amount payable as stated in (i) above and the ALLOTTEES shall make payment within 15 (fifteen) days from the date of demand by the Promoter within the time and in the manner specified in Schedule-C. In addition, the Promoter shall provide to the ALLOTTEES the details of the taxes paid or demanded and applicable taxes along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective. The ALLOTTEES shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments, and impositions;
- (iii) The Total Price in respect of the Said Apartment And Properties Appurtenant Thereeto includes recovery of consideration of Car Parking Space and pro rata share in the Common Areas

- 1.2 The Total Price is escalation-free, save and except increases which the ALLOTTEES 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 Competent Authority from time to time. The Promoter undertakes and agrees that while raising a demand on the ALLOTTEES 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 ALLOTTEES, which shall only be applicable on subsequent payments.

- 13 The ALLOTTEES(s) shall make the payment as per the payment plan set out in **Schedule- 'C'** (hereinafter referred to as the **"PAYMENT PLAN"**). Payment of any instalment if made in advance shall generally be adjusted to the next instalment. No interest shall be paid by the Promoter for such Advance payments made by the ALLOTTEES or by Housing Finance Companies/Banks etc on behalf of ALLOTTEES.
- 14 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the ALLOTTEES by discounting such early payments at such rate as may be mutually agreed by the Promoter for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an ALLOTTEES by the Promoter.
- 15 Except as disclosed to the ALLOTTEES in this Agreement (including in Clause J above) 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, amenities described herein in respect of the Said Apartment And Properties Appurtenant Thereto or the Project, as the case may be, without the previous written consent of the ALLOTTEES. Provided that the Promoter may, at its sole discretion, against extra costs payable by the ALLOTTEES, make such minor additions or alterations as the ALLOTTEES may require or make such minor changes or alterations in accordance with the provisions of the Act.
- 16 The Promoter shall confirm the final carpet area that has been allotted to the ALLOTTEES after the construction of the Building/Tower is complete and the Completion Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid

by ALLOTTEES within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the ALLOTTEES. If there is any increase in the carpet area allotted to ALLOTTEES, the Promoter shall demand that from the ALLOTTEES as per the next milestone of 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 or if no rate is specified then on the pro rate basis. No claim by either party on any variation of carpet area or increase or decrease of Total Price shall be made after expiry of 15 days of issuance of notice by the Promoter to the ALLOTTEES to take possession of the Unit

17 Subject to Clause 9.3 and subject to their being no delay or default in payments and compliances by the ALLOTTEES hereunder, the Promoter agrees and acknowledges, the rights of the ALLOTTEES shall have the right to the Said Apartment And Properties Appurtenant Thereto as mentioned below;

- (i) The ALLOTTEES shall have exclusive ownership right of the Apartment.
- (ii) The ALLOTTEES shall also have undivided proportionate share in the Common Areas. Since the share interest of ALLOTTEES in the Common Areas is undivided and cannot be divided or separated, the Allotee shall use the Common Areas along with Promoter, Owners, other co-owners, occupants, maintenance staff etc. without causing any inconvenience and hindrance to them and as per rules made in this respect including the House Rules. Further, the right of the ALLOTTEES to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter shall convey undivided proportionate title in the Common Areas to the association of ALLOTTEESs as provided under the Act; and
- (iii) That the computation of the Total Price in respect of the Said Apartment And Properties Appurtenant Thereto includes recovery of price of appertaining land, construction of not only the said Apartment but also proportionately the common areas, internal development charges as per agreed specifications, external development charges as per agreed specification, taxes, cost of

providing up to the Apartment the electrical connectivity, fire detection and fire-fighting equipment in the common areas (if applicable) and includes cost for providing all other facilities as provided within the Project.

- 1.8 It is made clear by the Promoter and the ALLOTTEES agrees that the Apartment along with Car Parking Space (if any) shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering on the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the ALLOTTEES. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the ALLOTTEESs of the Project.
- 1.9 It is understood by the ALLOTTEES that the commercial portion i.e ground plus four floors in the front block/tower and the Allotted Area along with any other spaces as determined by the Promoter shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972. A separate association/company may be formed by the Promoter to manage the Commercial Portion and the Allotted Area, however the Commercial Portion (defined below) and Allotted Area(defined below) shall be liable to pay the maintenance charges in respect of the part and portion used by the ALLOTTEESs of the Commercial Portion and the Allotted Area in common with the ALLOTTEESs of the residential portion.
- 1.10 The Promoter and/or the Owner agrees to pay all outgoings before transferring the physical possession of the Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES, which it has collected from the ALLOTTEES, for the payment of outgoings (including land revenue, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from all ALLOTTEESs or any liability, mortgage loan and interest thereon before transferring the Apartment And Properties Appurtenant Thereto to the ALLOTTEES, the Promoter and/or the Owner agrees to be liable, even after the transfer of the Apartment And Properties

Appurtenant Thereto, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

- 1.11 The ALLOTTEES has paid a sum equivalent to 10% of the Total Price (excluding Extra Charges, Deposits and Taxes) as booking amount being part payment towards the Total Price of the Apartment And Properties Appurtenant Thereto at the time of application, the receipt of which the Promoter hereby acknowledges and the ALLOTTEES hereby agrees to pay the balance of the Total Price of the Apartment And Properties Appurtenant Thereto as prescribed in the Payment Plan mentioned in **Schedule-C** as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the ALLOTTEES delays in payment towards any amount which is payable, he/she/it shall be liable to pay interest at the rate specified in the RERA Rules. If there is delay in obtaining Home loan or if the ALLOTTEES fails to obtain loan from any financial institution /Bank for any reason whatsoever it cannot be a ground for delaying payment of outstanding instalment. Provided that if the ALLOTTEES delays in payment towards any amount he shall be liable to pay interest at the rate specified in the RERA Rules which at present is the prime lending rate of the State Bank of India plus two per cent per annum. alongwith applicable GST

2. MODE OF PAYMENT:

Subject to the terms of this Agreement and Promoter abiding by the construction milestones, the ALLOTTEES shall make all payments, on a written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan described in **Schedule-C** through A/c Payee cheque/demand draft or online payment (as applicable) in favour of “**SKIEYS ALMONDREAL LLP**” payable at Kolkata. In case of Cheque payment a process charge of Rs.500/- plus applicable GST will be charged. It is agreed and recorded that no cash payment is acceptable by the Promoter from the ALLOTTEES.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The ALLOTTEES, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s)/ modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement, any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The ALLOTTEES understands and agrees that in the event of any failure on its/his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, it/he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.
- 3.2 The Promoter accepts no responsibility in this regard. The ALLOTTEES shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the ALLOTTEES subsequent to the signing of this Agreement, it shall be the sole responsibility of the ALLOTTEES 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 the ALLOTTEES and such third party shall not have any right in the application/allotment of the Apartment And Properties Appurtenant Thereto applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the ALLOTTEES only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The ALLOTTEES authorizes the Promoter to adjust/appropriate all payments made by him/her/it under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the ALLOTTEES undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. **TIME IS ESSENCE:**

Time is of essence for the Promoter as well as the ALLOTTEES. The Promoter shall, subject to Force Majeure, abide by the time schedule for completing the project and handing over the Apartment to the ALLOTTEES and the common areas to the association of the ALLOTTEESs after receiving the Completion Certificate. Similarly, the ALLOTTEES shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C (“**Payment Plan**”).

6. **CONSTRUCTION OF THE PROJECT / THE SAID APARTMENT AND PROPERTIES APPURTENANT THERETO:**

- (i) The ALLOTTEES has seen the specifications, amenities and facilities in respect of the Apartment and accepted the payment plan, tentative floor plans, layout plans annexed herewith 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, specifications. 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 Kolkata Municipal Corporation and shall not have an option to make any major variation/alteration/modification in such plans, other than in the manner provided under this Agreement and the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. **POSSESSION OF THE SAID APARTMENT AND PROPERTIES APPURTENANT THERETO:**

- 7.1 **Schedule for possession of the Said Apartment And Properties Appurtenant Thereto:** The Promoter agrees and understands that timely delivery of the possession of the Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES along with ready and complete Common Areas of the Project is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over

possession of the Said Apartment And Properties Appurtenant Thereto on 30th April, 2028 with a grace period of 6 (six) months, unless there is a delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting regular development of the Project (herein after **“Force Majeure”**). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the ALLOTTEES agrees that the Promoter shall be entitled to extension of time for the delivery of possession of the Said Apartment And Properties Appurtenant Thereto.

Provided, that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The ALLOTTEES agrees and confirms that, in the event it become 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 ALLOTTEES the entire amount received by the Promoter from allotment within 45 (forty-five) days from that date. After refund of the money paid by the ALLOTTEES, the ALLOTTEES agrees that he/she/it/they 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 Partial Completion Certificate/ Completion Certificate by the competent authority (“Liability Commencement Date”) shall offer in writing the possession of the Said Apartment And Properties Appurtenant Thereto (provided the ALLOTTEES is not in breach of any term or condition mentioned herein) by issuing a possession notice along with the final demand letter (together to be termed as Possession Notice) to the ALLOTTEES in terms of this Agreement.

Upon following all the due compliances as stated in the Possession Notice , and registering the conveyance of the Said Unit, exclusive physical possession of the Said Unit, would be delivered to the ALLOTTEES (although the ALLOTTEES shall become liable for Common Expenses and Rates & Taxes from the Date Of Possession Notice) and in addition, all statutory taxes and penalties with applicable GST shall also be borne and paid by the ALLOTTEES within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Said Apartment And Properties

Appurtenant to the ALLOTTEES.

In case physical possession of the Unit be withheld by the Promoter due to non-compliance of the Allotee to the terms and conditions of said Agreement and/or the Possession Notice, possession will be deemed to have been taken by the ALLOTTEES on the deemed date of possession (i.e end of 15th day of Possession Notice, to be referred to as the Deemed Possession Date). The ALLOTTEES shall become liable for Demurrage /Holding Charges with applicable GST from the Deemed Possession Date and in addition, all interests, statutory taxes and penalties and applicable GST shall also be borne and paid by the ALLOTTEES.

Additionally, the ALLOTTEES agrees(s) to pay the maintenance charges including GST on and from 3 months from the date of Possession Notice/or as determined by the Promoter/association as the case may be, irrespective of the ALLOTTEES taking physical Possession of the said unit or not.

The Promoter agrees and undertakes to indemnify the ALLOTTEES in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Promoter, on its behalf shall offer possession to the ALLOTTEES in writing within 60 days of receiving the completion certificate of the Project/Building containing the Unit

- 7.3 Failure of ALLOTTEES to take possession of the Said Apartment And Properties Appurtenant Thereto:** Upon receiving a written intimation from the Promoter as per Clause 7.2, the ALLOTTEES shall take possession of the Said Apartment And Properties Appurtenant Thereto 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 Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES. In case the ALLOTTEES fails to take possession within the time provided in Clause 7.2, such ALLOTTEES shall however be liable to pay maintenance charges as specified in Clause 7.2 such ALLOTTEES shall however be liable to pay maintenance charges as applicable (**Deemed Possession**).

7.4 Possession by the ALLOTTEES:

After obtaining the Occupancy Certificate or Completion Certificate and handing over physical possession of the Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES, it shall be the responsibility of the Promoter to hand over necessary documents and plans, including Common Areas, Amenities and Facilities to the Association of ALLOTTEESs or the competent authority, as the case may be, as per the local laws.

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

Provided that where the ALLOTTEES proposes to cancel/withdraw from the Project without any fault of the Promoter, the promoter herein is entitled to forfeit 10% (ten percent) of the Total Price together with any interests, penalty paid by the Allotee, brokerage/commissions paid to any real estate agent/channel partner/ broker and GST. The balance amount of money paid by the ALLOTTEES (other than Extra Charges, Deposits and Taxes paid by the ALLOTTEES/ and or to be paid by the Allotees and/or stamp duty and registration charges incurred by the ALLOTTEES) shall be returned by the Promoter to the ALLOTTEES within 45 (forty-five) days of such cancellation save and except with proper legal recourse. The ALLOTTEES shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments, and impositions, as has been borne by the Allotee.

7.6 Compensation: The Owner shall compensate the ALLOTTEES in case of any loss caused to him due to defective title of the said Land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim of interest and compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Said Apartment And Properties Appurtenant Thereto (i) in accordance with the terms of this Agreement, duly completed by the date specified in Clause 7.1; or (ii) due to discontinuance of his business as a Developer on account of suspension or revocation of the registration under the Act; or for any other reason; the

Promoter shall be liable, on demand to the ALLOTTEES, in case the ALLOTTEES wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Said Apartment And Properties Appurtenant Thereto, with interest at the rate specified in the Rules including compensation in the manner as provided under the Act within 45 (forty-five) days of it becoming due.

Provided that where if the ALLOTTEES does not intend to withdraw from the Project, the Promoter shall pay the ALLOTTEES interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Said Apartment And Properties Appurtenant Thereto.

8 REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Owner and the Promoter hereby respectively represent and warrant to the ALLOTTEES as follows:

- (i) The Owner have absolute, clear and marketable title with respect to the said Land; and Promoter has requisite rights to carry out development upon the said Land and absolute, actual physical and legal possession of the said Land;
- (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 except the Promoter has got a facility sanctioned by ICICI Bank Limited_ for providing loan to the Promoter for construction of the Project (hereinafter referred to as the “Financial Arrangement” which expression shall include any addition or modification of the loan so sanctioned and/or paid by the bank or financial institution to the Promoter) by mortgaging the Project on the said Land and the construction;
- (iv) There are no litigations pending before any Court of law with respect to the said Land or the Said Apartment And Properties Appurtenant Thereto;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, the said Land and the Said Apartment And Properties Appurtenant Thereto 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 and the Said Apartment And Properties Appurtenant Thereto and the Common Areas, if any;

- (vi) The Owner/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 ALLOTTEES agreed to be created herein, may prejudicially be affected;
- (vii) The Owner/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 And Properties Appurtenant Thereto which will, in any manner, affect the rights of ALLOTTEES under this Agreement.
- (viii) The Owner/Promoter confirms that the Owner/Promoter are not restricted in any manner whatsoever from selling the Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES 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 Said Apartment And Properties Appurtenant Thereto to the ALLOTTEES and the Common Areas, Amenities and Facilities of the Project to the Association of ALLOTTEES;
- (x) The Land is not the subject of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the said Land.
- (xi) The Promoter has duly paid and shall continue to pay and discharge all Government dues, rates, charges and taxes and other moneys, levies, impositions, premiums, damages and/or penalties and other outgoings whatsoever payable with respect to the Project to the Competent Authorities till the issuance of the Completion Certificate.
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification has been received by or served upon the Promoter in respect of the said Land and/or the Project.
- (xiii) That the said Land is not a Wakf Property.

9 EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- i. The Promoter fails to provide ready to move in of the Said Apartment And Properties

Appurtenant to the ALLOTTEES within the time period specified. For the purpose of this Clause, 'ready to move in' shall mean that the Apartment shall be in a habitable condition which is complete in all respects And Completion Certificate issued in this respect shall be conclusive proof of the same;

- ii. Discontinuance of the Promoter's business as a developer on account of suspension or revocation of its registration under the provisions of the Act or the rules or regulations made thereunder.

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

- i. Stop making further payments to the Promoter as demanded by the Promoter. If the ALLOTTEES stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the ALLOTTEES be required to make the next payment without any penal interest; or
- ii. The ALLOTTEES shall have the option of terminating this Agreement in which case the Promoter shall be liable to refund the entire money paid by the ALLOTTEES under any head whatsoever towards the Total Price of the Said Apartment And Properties Appurtenant along with interest at the rate prescribed in the Rules being Prime Lending rate of the State Bank of India + 2% per annum within 45 (forty-five) days of receiving the termination notice.

Provided that where an ALLOTTEES 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 Said Apartment And Properties Appurtenant.

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

- i. In case the ALLOTTEES fails to make payments for two consecutive demands made by

the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the ALLOTTEES shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed in the RERA Act or Rules being Prime Lending rate of the State Bank of India + 2% per annum alongwith applicable GST;

- ii. In case of Default by ALLOTTEES under the condition listed above continues for a period beyond 2 (two) consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Said Apartment And Properties Appurtenant in favour of the ALLOTTEES and refund the money paid to it by the ALLOTTEES by deducting the booking amount and the interest liabilities with applicable GST and this Agreement shall thereupon stand terminated.

10 DEED OF CONVEYANCE OF THE SAID APARTMENT AND PROPERTIES APPURTENANT:

The Promoter, on receipt of Total Price of the Said Apartment And Properties Appurtenant as mentioned in 1.2 above from the ALLOTTEES, shall execute a Deed of Conveyance and transfer to the ALLOTTEES the right, title and interest and convey the title of the Said Apartment And Properties Appurtenant together with proportionate indivisible share in, the Common Areas of the Project within 3 months from the date of issuance of Occupancy Certificate or Completion Certificate:

However, in case the ALLOTTEES fails to deposit the stamp duty and registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the ALLOTTEES authorizes the Promoter to withhold registration of the Deed of Conveyance in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the ALLOTTEES. The ALLOTTEES shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority (ies)

11 MAINTENANCE OF THE SAID APARTMENT AND PROPERTIES APPURTENANT /

PROJECT:

- 11.1 The Promoter or its nominees 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 ALLOTTEESs.
- 11.2 A sum calculated @ Rs. 8.47/- sq. ft. with applicable GST on per month or at any other rate based on estimate of the builder to be decided at the time of giving possession for a period of 12 months shall be deposited by the ALLOTTEES. Out of the amount so deposited, any unpaid due may be adjusted against maintenance charges with the balance kept deposited with the builder and only on handing over of maintenance to association the said deposit, without any accrued interest, shall be handed over to the association.
- 11.3 The maintenance for 12 months on account of Maintenance Deposit has been included in the Total Price . s. Apart from the same, the ALLOTTEESs undertake to make necessary monthly payments of maintenance charges as and when demanded by the Promoter . In the event the ALLOTTEESs fail to pay such maintenance charges then the Promoter shall be at liberty to appropriate such amount from the Maintenance Deposit/ Sinking Fund/ or any other deposit kept with the promoter. However, the ALLOTTEESs undertake to make necessary payments over and above such advance maintenance deposits, if necessary, for such maintenance as fixed by the Promoter at actuals; on the basis that the Association shall be formed after receiving of the Completion Certificate for the whole Project. The Promoter for providing the maintenance services of the project will be entitled to the administrative charges of a portion of maintenance expenses/charge as to be decided by the Promoter. In case the formation of the Association is delayed beyond the said period, the Promoter shall provide and maintain the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the ALLOTTEESs shall be liable to pay to the Promoter the charges for such maintenance as fixed by the Promoter at actuals
- 11.4 **Clauses in relation to maintenance of Project, infrastructure and equipment:**
Maintenance In-charge:
- 11.4.1 **Association:** Save and except the Commercial Portion and the Allotted Area, the Promoter shall enable the formation of Association that may be formed under the West Bengal

Apartment Ownership Act, 1972 (“Association”) by the ALLOTTEESs of the apartments in the Project and the ALLOTTEES hereby agrees to become a member of the Association and to sign, execute and register all documents required for formation of the Association and for its running and administration. The Promoter shall appoint consultants having knowledge in formation of Association and the ALLOTTEES agrees to do all acts, deeds and things as may be required by such consultant within the stipulated times and to pay the proportionate costs of formation and operationalization of the Association.

11.4.2 **Maintenance Agency:** The Promoter may appoint one or more agencies or persons (**“Maintenance Agency/Company”**) to look after the acts relating to the purposes of managing maintaining up-keeping and security at the Project and in particular the Common Areas, Parking Spaces and facilities, amenities and Specifications, rendition of common services in common to the Co-owners and, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Apartments exclusively and the Common Areas in common (**“Common Purposes”**) on such terms and conditions as it deems fit and proper. The Maintenance Agency may appoint professional facility management agencies or persons for conducting the day-to-day affairs as it may deem fit and proper. The fees and costs for such Maintenance Agency shall be proportionately borne and paid by the ALLOTTEES.

11.4.3 **Maintenance In-charge :** Upon formation of the Association and its taking charge of the acts relating to the Common Purposes, the Association and until then mean the Promoter or any Maintenance Agency looking after the acts relating to the Common Purposes shall be the maintenance in-charge (**“Maintenance In-charge”**).

11.5 **Common Areas Related:**

11.5.1 The Building shall also contain certain Common Areas as specified in **Part I of SCHEDULE D** hereto which the ALLOTTEES shall have the right to use in common with the Promoter and other owners/ALLOTTEESs of the Project and other persons permitted by the Promoter.

- 11.5.2 Notwithstanding anything stated above, the ALLOTTEESs of the Commercial Portion and the Allotted Area shall be entitled to use only the Common Areas as specified in Part-II of Schedule D
- 11.5.3 Save those expressed or intended by the Promoter to form part of the Common Areas, no other part or portion of the said Building or the Project shall be claimed to be part of the Common Areas by the ALLOTTEES either independently or in common with any other Co-owner. In particular and without prejudice to the generality of the foregoing provisions of this clause, the Parking Space including the Mechanical Parking System shall not be, nor be claimed to be part of the Common Areas and shall be considered as Limited Common Area as provided under West Bengal Apartment Ownership Act,1972.
- 11.5.4 Upon construction of the Buildings at the Project Land, the Promoter shall finally identify and demarcate portions to comprise in the common amenities and facilities in the Project including the driveway, pathway and passage, services and installations for common use and for any other use and the areas so identified shall form part of the Common Areas.
- 11.5.5 The Promoter would provide right to use in the Common Areas in favour of the ALLOTTEES and if the laws for the time being in force otherwise requires transfer of Common Areas in favour of the Association, then such transfer shall be carried out in favour of the Association, to which the ALLOTTEES hereby agrees. If the formation of the Association does not take place prior to the agreed and/or prescribed date for execution or Conveyance Deed in respect of the Said Apartment in favour of the ALLOTTEES, then the transfer of the share in the Common Areas may be completed in favour the Association as and when formed and any related documentation and acts deeds and things shall be done by the ALLOTTEES and/or the Association and all stamp duty and other taxes, charges or costs to implement such transactions shall be borne and paid by the ALLOTTEES proportionately and/or the Association.

11.6 **Apartment Related:**

- 11.6.1 **Fittings & Fixtures:** Except those provided by the Promoter, all fit-outs to be put- up, erected and installed at or inside the Apartment including the interior decoration shall be done and

completed by the ALLOTTEES at its own costs and expenses. In doing and carrying out the said fit-out works, the ALLOTTEES shall be obliged to do all works in a good and workman-like manner and without violating any laws, rules or regulations of the municipal, National Building Code and Fire Safety laws and rules and others and with minimum noise and without causing any disturbance or annoyance to the other co-owners. The ALLOTTEES shall ensure that there shall be no stacking of debris or materials in any Common Areas and there shall be regular clearing of all debris arising out of the Fit-out works. The ALLOTTEES hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns on the floor, ceiling and walls of the Apartment. The ALLOTTEES shall be responsible for all consequences, loss of life and property, damages or accidents that may occur due to breach or default on the part of the ALLOTTEES while carrying out any fit-out or other activity.

11.6.2 The Promoter will not, at its sole discretion, entertain any request for modification in the internal layouts of the Units. In case the ALLOTTEES desires (with prior written permission of the Promoter to install some different fittings /floorings on his own within the Unit he will not be entitled to any reimbursement or deduction in the value of the Unit. For this purpose, in only those cases where the ALLOTTEES has made full payment according to the terms of payment, at its sole discretion, the Promoter may subject to receipt of full payment allow any ALLOTTEES access to the Unit prior to the Possession Date for the purpose of interior decoration and/or furnishing works at the sole cost, risk and responsibility of such ALLOTTEESs provided that such access will be availed in accordance with such instructions of the Promoter in writing and that the right of such access may be withdrawn by the Promoter at any time without assigning any reasons therefor.

11.6.3 **Transfers by ALLOTTEES:** The ALLOTTEES may only after a period of 24 (twenty four) months from the date of execution of this agreement and that too upon taking prior written consent of the Promoter and against payment of the sum equivalent to Rs. 350/- per sq.ft on carpet area + applicable Taxes, in advance to the Promoter, get the name of his nominee substituted in his/her/their/its place and stead in the records of the Promoter as the Buyer of the said Apartment. Prior to entering into a Nomination, the ALLOTTEES understands and confirms to clear all due maintenance charges, and any due payments of interests accrued along with applicable GST and further subject to there being no restriction or prohibition under the

laws for the time being in force and subject to the nominee expressly agreeing to accept and acknowledge the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. On finalization of Nomination, the ALLOTTEES will execute and register an agreement to nomination with the new buyer upon the concurrence of the Developer. Any such nomination shall be at the costs of the ALLOTTEES and/or the nominee and all stamp duty and registration charges, legal fees and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the ALLOTTEES or its nominee. Any tax, duty, imposition or levy including Income Tax or Goods and Service Tax arising due to any nomination by the ALLOTTEES shall be payable by the ALLOTTEES or its transferee but the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Promoter or to which the Promoter is likely to become liable owing to any such nomination or related transactions, the same shall be payable by the ALLOTTEES in advance to Promoter and the Promoter may not give any consent to any such nomination or transfer without the receipt of such payment. The ALLOTTEES shall not, however, be entitled to assign or transfer this agreement for a period of 24 (twenty four) months from the date of execution hereof nor to let out, sell, transfer or part with possession of the said Apartment at any time until all the amounts, charges, outgoings and dues payable till such date by the ALLOTTEES to the Promoter in respect of the said Apartment are fully paid up and a No Dues certificate is obtained by the ALLOTTEES from the Promoter.

Any additional income tax liability that may become payable by the Promoter due to nomination by the ALLOTTEES because of higher market valuation as per the registration authorities on the date of nomination and/or the extra registration fees to be paid to the registration authorities due to nomination, shall be compensated by the ALLOTTEES paying to the Promoter agreed compensation equivalent to the income tax payable on such difference at the highest applicable tax rate at the prevailing time or the estimated extra registration fees. Such amount shall be payable by the ALLOTTEES as and when demanded by any competent body.

11.5.3 Area Calculations:

- a. **Carpet Area of Apartment:** The carpet area for the Apartment or any other apartment shall mean the net usable floor area of such Apartment, including POP & Plaster, excluding

the area covered by the external walls, areas under services shafts, and exclusive balcony but includes the area covered by internal partition walls of the Apartment.

- b. **Balcony Area:** The net usable area of the exclusive covered balcony/ies (if any) attached to the Apartment.
- c. **Open Terrace Area:** The net usable area of the exclusive open space (if any) attached to the Apartment.
- d. **Built-up Area:** The built-up area for the Apartment or any other Apartment shall mean the Carpet Area of such Apartment and Balcony area and 50% (fifty percent) of the area covered by those external walls which are common between such Apartment /Balcony and any other Apartment /Balcony and the niches/cupboard, elevation, treatment and the area covered by all other external walls of the such Apartment /Balcony.

11.6. **Parking Facility Related:**

- 11.6.1 In addition to those contained in clause J above, it is clarified that the Project could also contain spaces which are not forming part of the amenities and facilities mentioned in SCHEDULE D hereto and which could be used for parking. The Promoter hereby reserves right to allot parking rights in these parking areas exclusively to the ALLOTTEES of the Apartments in the Project as limited common areas and who need the same and apply for the same within the period as may be stipulated by the Promoter and the Promoter may give preference to ALLOTTEES who do not otherwise have parking space in the Project and/or against payment of the applicable maintenance charges to be decided by the Promoter and to be paid to the Association. It being agreed that the said maintenance charges shall be fixed and can only be increased with mutual agreement with Allotee to whom such Nil parking space has been allotted.
- 11.6.2 The ALLOTTEES shall not have any parking facility until full and final payment of all sums due by the ALLOTTEES in terms of this agreement and the ALLOTTEES further not being in default in complying his obligations as provided in this Agreement.
- 11.6.3 All unsold or un-allotted parking spaces shall be identified/demarcated and retained by the Promoter for disposal of the same at the consideration and/or in the manner deemed fit and proper by the Promoter.

- 11.6.4 Any scheme of numbering of parking spaces will be subject to further revision as per the discretion of the Promoter and the revised parking number shall be intimated to the ALLOTTEES upon such revision.
- 11.6.5 The ALLOTTEES agrees and undertakes not to raise any dispute or objection in respect of allotment of parking made by the Promoter in respect of the parking spaces to any other ALLOTTEES nor to disturb the use of the allotted parking space by the concern ALLOTTEES.
- 11.6.6 The ALLOTTEES hereby further warrants and confirms that the ALLOTTEES shall, upon formation of the Association and/or execution of Deed of Conveyance, as contemplated herein, cause such Association to confirm and ratify and shall not permit the Association to alter or change the allocation of Car Parking Spaces in the manner allocated by the Promoter to the various ALLOTTEESs (including the ALLOTTEES herein) of the Apartments in the Buildings/Towers and the Project.
- 11.6.7 The ALLOTTEES is aware that the Car Parking Space shall interalia comprise of mechanised parking system which will always be a dependent parking. A parking facility is dependent if the to and fro movement of the vehicle from the allotted parking space to the driveway is dependent upon moving another parked vehicle . It has been agreed that the ALLOTTEESs of two different Apartment may be allotted the same set of mechanized parking system which would have the provision to park two medium sized cars. The Allotee who parks the car earlier shall park it at the upper level and the Allotee who comes later shall park the car at the lower level of the mechanized parking system. As and when the Allotee who has parked the car at the upper level wishes to take out the car, the Allotee of the lower level shall co operate and remove his car and the keys of the Allotee of the lower level shall always be with the security personnel of the Project.
- 11.7 **House Rules:** The ownership and enjoyment of the Said Apartment, Parking Space, if any and the Common Areas by the ALLOTTEES shall be subject to the observance, fulfilment and performance of the terms and conditions of the Agreement as also the House Rules below (“**House Rules**”) which the ALLOTTEES shall be obliged and responsible to comply with strictly. The said House Rules are more particulary provided in Schedule E hereunder written.
- 11.8 **Taxes and Outgoings:** The ALLOTTEES binds himself and covenants to bear and pay and

discharge the following amounts, taxes, expenses and outgoings (“Taxes and Outgoings”):-

- a. Property tax and/or Municipal rates and taxes and water tax, (if any,) assessed on or in respect of the Apartment, Car Parking Space and/or any component related to the said Apartment directly to the Municipal Authority and any other appropriate authority Provided That so long as the same is not assessed separately for the purpose of such rates and taxes, the ALLOTTEES shall pay to the Maintenance In-charge the proportionate share of all such rates and taxes assessed on the said Land.
- b. All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute rules and regulations whether existing or as may be imposed or levied at any time in future on or in respect of the said Apartment or any component thereof or the Building or the said Land and whether demanded from or payable by the ALLOTTEES or the Maintenance In-charge and the same shall be paid by the ALLOTTEES wholly in case the same relates to the said Apartment and proportionately in case the same relates to the Buildings or the said Land or any part thereof.
- c. Electricity charges for electricity consumed in or relating to the Apartment.
- d. Charges for water, and other utilities consumed by the ALLOTTEES and/or attributable or relatable to the said Apartment against demands made by the concerned authorities and/or the Maintenance In-charge and in using enjoying and/or availing any other utility or facility, if exclusively in or for the said Apartment or any part thereof, wholly and if in common with the other Co-owners, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.
- e. Proportionate share of all Common Expenses to the Maintenance In-charge / Maintenance Agency from time to time. In particular and without prejudice to the generality of the foregoing, the ALLOTTEES shall pay to the Maintenance In-charge, maintenance charges calculated at the rate of Rs.8.47/- (Rupees Eight and paise forty seven only) per Sq. Ft. per month (To be adjusted from Maintenance Deposit (Effective from date of possession) - Or on actual whichever is higher only per square feet per month of the Unit area for CAM mentioned in clause 11.4.3(f) above. The said minimum rates shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-Charge at its sole and absolute discretion after taking into consideration the common services provided.

- f. Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the ALLOTTEES.
 - g. Goods and Service Tax and all other overheads in respect of the aforesaid outgoings and taxes payable by the ALLOTTEES as per prevalent rates.
 - h. 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.
- 11.8.2 All payments to be made by the ALLOTTEES shall, in case the same be monthly payments, be made to the Maintenance In-charge within the 7th day of each and every month for which the same becomes due and otherwise within 7 days of the Maintenance In-charge leaving its bill for the same at the above address of the ALLOTTEES or in the letter box earmarked for the Apartment Provided That any amount payable by the ALLOTTEES directly to any authority shall always be paid by the ALLOTTEES within the stipulated due date in respect thereof and the ALLOTTEES shall bear and pay the same accordingly and without any delay, demur or default and without raising any objection of any nature whatsoever. Part payment will not be accepted after the due dates.
- 11.8.3 The maintenance charges does not include the costs and expenses for major repair, replacement, reinstatement etc., of the Common Areas and the ALLOTTEES shall be bound to pay proportionate share of all expenses on account of such major repair, replacement, reinstatement etc., as be demanded by the Maintenance In-Charge from time to time. Furthermore, the maintenance charges and all such payments shall be made by the ALLOTTEES irrespective of whether or not the ALLOTTEES uses or is entitled to or is able to use all or any of the Common Areas 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 ALLOTTEES.
- 11.8.4 The liability of the ALLOTTEES to pay the aforesaid Taxes and Outgoings shall accrue with effect from the Liability Commencement Date.
- 11.8.5 In the event of the ALLOTTEES failing and/or neglecting or refusing to make payment or deposits of the maintenance charges or any other amounts payable by the ALLOTTEES under

these presents and/or in observing and performing the House Rules then without prejudice to the other remedies available against the ALLOTTEES hereunder, the ALLOTTEES shall be liable to pay to the Maintenance-in-charge, interest at the prescribed rate as per the Act or Rules on all the amounts in arrears along with penalties . Without prejudice to the liability of the ALLOTTEES to pay interest as aforesaid, in case the failure and/or default in any payment by the ALLOTTEES for two months then until such payment with applicable interest, the ALLOTTEES and persons deriving rights through him shall be debarred from the benefits of use of the common facilities and amenities and the Maintenance- in-charge shall be entitled to withhold and stop all utilities and facilities (including electricity, lifts, generators, water, etc.,) to the ALLOTTEES and his employees guests agents tenants or licencees and/or the said Apartment. It is clarified that any debarring, suspension, withholding or stoppage as aforesaid shall not affect the continuing liabilities of the ALLOTTEES in respect of payment of the Taxes and Outgoings and applicable interest during the period of such debar, suspension, withholding or stoppage.

11.8.6 The ALLOTTEES shall be and remain responsible for and indemnify the Owners, the Promoter and the Association against all damages, costs, claims, demands and proceedings occasioned to the premises or any other part of the Buildings at the Project or to any person due to negligence or any act deed or thing made done or occasioned by the ALLOTTEES and shall also indemnify the Owners and the Promoter against all actions, claims, proceedings, costs, expenses and demands made against or suffered by the Owners and/or the Promoter as a result of any act, omission or negligence of the ALLOTTEES or the servants, agents, licensees or invitees of the ALLOTTEES and/or any breach or non-observance non-fulfilment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the ALLOTTEES .

11.8.7 **Liability Commencement Date:** In case the Promoter issues notice to the ALLOTTEES to take possession of the Apartment and the ALLOTTEES fails to pay the entire dues of the ALLOTTEES within the time stipulated in the notice or is in default in compliance of any of his other obligations hereunder, then notwithstanding the fact that the Promoter shall withhold possession of the Apartment on account of such failure or default of the ALLOTTEES, the ALLOTTEES's liability to pay the Taxes and Outgoings in respect of the said Apartment shall commence on the date of expiry of the time stipulated in the notice as aforesaid ("Liability Commencement Date"). Furthermore, with effect from the Liability Commencement Date and

until the ALLOTTEES pays all its dues towards the Promoter in respect of the said Apartment and remedies the concerned default and takes physical possession of the Apartment, the ALLOTTEES shall be liable for all consequences [of failure of compliance of House Rules and shall also be liable to pay to the Promoter a predetermined sum calculated @Rs.10,000/- per month towards withholding charges with applicable GST

- 11.8.8 Common Expenses shall be all fees, costs, charges and expenses to be paid or incurred in respect of the management, maintenance, administration, repair, replacement, upkeep, protection, insurance, security of the Buildings (except the Apartments therein), and the Common Areas and the parking spaces and for all other Common Purposes.
- 11.9 **Acknowledgments, Exceptions Reservations and Indemnities:** The ALLOTTEES doth hereby unconditionally and irrevocably agree to the rights, entitlements and authorities of the Promoter under clause J above and under the other provisions of this Agreement fully and in all manner and shall not be entitled to raise any objection, dispute, hindrance or claim on any account whatsoever in respect thereof. Without affecting the generality of the foregoing, the ALLOTTEES doth hereby authorize, allow and permit the Promoter to avail and/or exercise all or any of rights and authorities envisaged under clause J above and/or the following rights and authorities at any time and from time to time hereafter:-
- 11.9.1 The Promoter shall at all times also be entitled to put the name of the Project and/or the name, design and/or logo of the Promoter and/or its associated group/brands at the Roof, façade, boundary and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc., (hereinafter referred to “as Project Branding”) and the ALLOTTEES or the Association shall not be entitled to remove or block the same in any manner whatsoever or howsoever. The ALLOTTEES has no objection nor will at any time be entitled to raise any objection to any hoardings, neon sign, billboards, advertisements, signage (of any size and constructed of any material and the same, with or without illumination) of the brand name "PS Group", “YADUKA GROUP” "QUINTESSA”, etc., (“Said Signage”) of the Promoter/Owner being erected on the roof and/or the parapet walls and/or the facade of the said Project and also the boundary walls of the said Project. The space for the Said Signage shall be deemed to have been excluded out of the subject matter of sale and shall always belong to the Promoter. The Promoter shall maintain the Said Signage at its own cost if the Said Signage is illuminated, the Promoter shall bear the charges for actual electricity consumed for

illumination on the basis of a separate meter specifically installed for this purpose. Neither the ALLOTTEES nor the ALLOTTEES's successor-in-interest shall at any time do any act, deed or thing which affects or hinders the absolute and unfettered right of the Promoter to put up the Said Signage and enjoy the benefits of the Said Signage. It is clarified that for the purpose of maintaining, managing, repairing, replacing, adding or altering the Said Signage, the Promoter and/or the men and agents of the Promoter shall at all times have the right of access to the areas in which the Said Signage are constructed and/or installed without any obstruction or hindrance either from the ALLOTTEES or the Maintenance In-charge. The ALLOTTEES further agrees not to use the name/mark "PS Group", "YADUKA GROUP", "QUINTESSA" in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever save and except for the purpose of address of the Apartment and if the ALLOTTEES does so, the ALLOTTEES shall be liable to pay damages to the Promoter/Owner and shall further be liable for prosecution for use of such mark.

- 11.9.2 The Promoter shall be entitled to negotiate with and enter upon contracts (on such terms and conditions as the Promoter in their sole discretion, may think fit and proper) with the vendors, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, television, internet, transformer, compactor and any other facility primarily for the use of the Co-owners (but with possibility of outsiders being also provided services therefrom by the vendors / supplier/service provider) against applicable charges and terms and conditions therefor. The Promoter shall be entitled to put up or permit the putting up of antennae, towers, dish antenna, telecommunication and/or electronic equipments and devices and other related installations in respect of such facilities and/or services on the roof of the Buildings or any other part of the Project. If any consideration, rent, hiring charges etc., is receivable from any such vendors/suppliers/providers then any surplus arising upon excluding all costs, charges and expenses and all statutory taxes, levies, cess and outgoings in respect thereof shall be credited to pro-tanto subsidize meet the Common Expenses to that extent.
- 11.9.3 The ALLOTTEES has agreed that for the benefit of the Project, the Promoter shall be allowed to make any additions and alterations in the sanctioned plans, layout plans and specifications of the Project including the Common Areas without changing the layout, specification and carpet area of the Apartment as may be necessary due to architectural and structural reason on recommendation of the Architect. The ALLOTTEES unconditionally accepts and consents to the same and shall not raise any objection whatsoever in this regard.

11.9.4 The ALLOTTEES shall keep the Promoter indemnified of from and against all actions, proceedings, damages, claims, demands, costs, charges, expenses and proceedings made against or suffered by the Promoter and/or the Association (upon formation) relating to the said Building/Project or any part thereof or to any person due to any negligence or any act, deed, thing or omission made, done or occasioned by the ALLOTTEES or the servants / agents / licensees / invitees / visitors of the ALLOTTEES and/or any breach or non-observance by the ALLOTTEES of the ALLOTTEES's covenants and/or any of the terms herein contained.

12 DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the Agreement relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the ALLOTTEES from the date of Partial Certificate/Completion Certificate it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved ALLOTTEES shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13 RIGHT OF ALLOTTEES TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The ALLOTTEES hereby agrees to purchase the Said Apartment on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency/company appointed or the association of ALLOTTEESs (or the maintenance agency/company appointed by it) and performance of the ALLOTTEES of all his/her obligations in respect of the terms and conditions specified by the maintenance agency/company or the association of the ALLOTTEESs from time to time.

14 RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/Maintenance Company/association of ALLOTTEESs shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the ALLOTTEES agrees to permit the association of ALLOTTEESs and/or Maintenance Company 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.

15 USAGE:

Use of Service Areas: The service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The ALLOTTEES shall not be permitted to use the services areas and basement in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of ALLOTTEESs formed by the ALLOTTEESs for rendering maintenance services.

16 COMPLIANCE WITH RESPECT TO THE APARTMENT:

16.1 Subject to Clause 12 above, the ALLOTTEES shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost in good repair and condition and shall not door 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, pipes, and any other 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.

16.2 The ALLOTTEES further undertakes, assures and guarantees that he/she would not put any sign- board/name-plate, neon light, publicity material or advertisement material etc. on the face / façade of the Buildings or anywhere on the exterior of the Project, buildings therein or Common Areas. The ALLOTTEESs 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 ALLOTTEES shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Buildings/Project.

16.3 The ALLOTTEES shall also not remove any wall, including the outer and load bearing wall of

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

17 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The ALLOTTEES entering into this Agreement for the allotment of the Said Apartment And Properties Appurtenant with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the ALLOTTEES hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the Said Apartment And Properties Appurtenant, all the requirements, requisitions, demands and repairs which are required by any Competent Authority in respect of the Said Apartment And Properties Appurtenant/ at his/her own cost.

18 ADDITIONALCONSTRUCTION:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s)anywhere in the Project after the Building Plan has been approved by the competent authority(ies), except for as provided elsewhere in the Agreement and/or in the Act.

19 PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

19.1 After the Promoter executes this Agreement, they shall not mortgage or create a charge on the Said 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 ALLOTTEES who has taken or agreed to take such Apartment.

20 APARTMENT OWNERSHIP ACT (OR THE RELEVANT STATE ACT):

The Promoter has assured the ALLOTTEES that part of the Project is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter is in compliance of various laws/regulations as applicable in the State of West Bengal to the extent applicable.

21 BINDING EFFECT:

Forwarding this Agreement to the ALLOTTEES by the Promoter do not create a binding obligation on the part of the Promoter or the ALLOTTEES until, firstly, the ALLOTTEES signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the ALLOTTEES whichever is earlier and secondly, appears for registration of the same before the concerned Sub-Registrar, West Bengal as and when intimated by the Promoter. If the ALLOTTEES fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of Application Form or its receipt by the ALLOTTEES whichever is earlier and/or appear before the Registrar/Sub-Registrar/Registrar of Assurance for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the ALLOTTEES for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the ALLOTTEES, whichever is earlier application of the ALLOTTEES shall be treated as cancelled and all sums deposited by the ALLOTTEES in connection there with including the booking amount shall be returned to the ALLOTTEES without any interest or compensation whatsoever.

22 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 And Properties Appurtenant.

23 RIGHT TO AMEND:

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

**24 PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEES /
SUBSEQUENT ALLOTTEES:**

It is clearly understood and so agreed by and between the parties here to that all the provisions contained herein and the obligations arising hereunder in respect of the Said Apartment And

Properties Appurtenant and the Project shall equally be applicable to and enforceable against any subsequent ALLOTTEES/s, in case of a transfer, the said obligations go along with the Said Apartment And Properties Appurtenant for all intents and purposes.

25 WAIVER NOT A LIMITATION TO ENFORCE:

25.1 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 ALLOTTEES in not making payments as per the Payment Plan [**Schedule-C**] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the ALLOTTEES that exercise of discretion by the Promoter in the case of one ALLOTTEES shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other ALLOTTEESs.

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

26 SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and the Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably in consistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made there under 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.

27 METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

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

Project.

28 FURTHER ASSURANCES:

All 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.

29 PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through their authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the ALLOTTEES. After the Agreement is duly executed by the ALLOTTEES and the Promoter or simultaneously with the execution of the said Agreement shall be registered at the office of the concerned Registration Authorities. Hence this Agreement shall be deemed to have been executed at Kolkata

30 NOTICES:

That all notices to be served on the ALLOTTEES and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTEES or the Promoter by Registered Post or through registered email id at their respective addresses specified below:

ALLOTTEES:

Promoter:

SKIEYS ALMONDREAL LLP
1002, E M Bypass, Front Block,
Kolkata-700105

It shall be duty of the ALLOTTEES 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 ALLOTTEES, as the case may be.

31 JOINT ALLOTTEES:

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

32 SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the ALLOTTEES, in respect of the Said Apartment And Properties Appurtenant, prior to the execution and registration of this Agreement for Sale for the Said Apartment And Properties Appurtenant, shall not be construed to limit the rights and interests of the ALLOTTEES under the Agreement for Sale or under the Act or the rules and regulations made thereunder.

33 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 laws of India for the time being in force.

34 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 through the adjudicating officer appointed under the Act and all disputes and differences relating to the said Apartment and Properties Appurtenant thereto in the Project shall be subject to the exclusive jurisdiction of Courts at Kolkata only .

35 ADDITIONAL TERMS:

The parties have agreed that notwithstanding anything to the contrary contained in this Agreement hereinbefore, the Agreement shall be subject to the following other terms conditions and covenants on the part of the Promoter and ALLOTTEESs to be respectively paid observed and performed, as the case may be (it being clarified that in the event of any inconsistency or contradictions in the clauses abovementioned and those contained hereinafter, the provisions of the clauses contained in this clause 35 hereinafter contained shall prevail).

The additional terms and conditions as per the contractual understanding between the Parties are recorded hereunder. However, it is expressly clarified 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.

35.1 **Additional Definitions**

In addition to any other terms which are defined in this Agreement by inclusion in parenthesis and/or quotations, the undernoted terms, shall, unless repugnant to the context or meaning thereof, have the meaning respectively assigned to each of such terms hereinbelow:-

“Agreement” shall mean this agreement together with each of the Recitals and Schedules stated and/or incorporated herein by reference or otherwise, as may be amended in the manner as recorded herein and/or in writing by the Parties from time to time by way of letters and/or supplemental agreements and/or addenda to this agreement.

“Application Money” shall mean Rs. /-(Rupees Only).

“Balcony/Verandah” shall mean the balcony(ies)/verandah(s) which is/are meant exclusively for the use of an ALLOTTEES, and which comprises an integral and inseparable part/component of an Apartment.

“Booking Amount” shall mean 10% (ten percent) of the Apartment & CP Price, which includes the Application Money.

“Building(s)” shall mean the new building(s) consisting of various self-contained apartments and

constructed spaces, proposed to be constructed at the said Land.

“Common Expenses” shall include each of the undernoted charges, expenses etc. payable proportionately by the ALLOTTEES and the other ALLOTTEESs, each as determined by the Promoter at its sole and absolute discretion, which shall be final, binding and conclusive on each ALLOTTEES including the ALLOTTEES:

- a) all the costs, charges, expenses, fees etc. to be incurred for and/or on behalf of the ALLOTTEESs for rendition of the Common Purposes; and
- b) all the Outgoings payable in respect of the Land, the Building, the Common Areas; and
- c) the recurring costs, charges, fees, expenses etc. to be incurred/payable/ incurred for the smooth operation, running, management, maintenance, upkeep and administration of the several facilities, infrastructure, utilities etc. at/of the Land and/or the Buildings including but not limited to those comprising a part of the Common Areas, including repairs, replacements, improvements etc. thereof; and
- d) all expenses for running and operating all machinery, equipment and installations comprised in the common portions, including lifts, pumps, generator, water treatment plant, Firefighting equipment, CCTV, EPABX etc. and other common installations including their license fees, taxes and other levies (if any) and all the lights of the Common Areas.
- e) such other charges, expenses etc. as determined by the Promoter from time to time; and

each of the aforestated together with the applicable Taxes thereon.

“Common Purposes” shall include:

- a) the maintenance, management, upkeep, administration, protection etc. of the Land, the Building, the Common Areas and the several facilities etc. at/of the Land and/or the Buildings including the repairs, replacements, improvements etc. thereof;
- b) dealing with and regulating matters of common interest of each of the ALLOTTEESs relating inter alia to their mutual rights and obligations in respect of the Land and the Project, for the use and enjoyment of their respective Apartments and the Common Areas;
- c) Insurance of the Project and the Common Areas
- d) the collection and disbursement of the Common Expenses;
- e) all other common purposes and/or other matters, issues etc. in which the

ALLOTTEESs have common interest relating to the Project, the extent, mode and manner of each of the above to be as determined and formulated by the Promoter ; and

- f) all other common expenses and/or other matters issues etc. which the ALLOTTEESs have in common interest relating to the Land, the extent, mode and manner of each of the above to be as determined and formulated by the Promoter

“Outgoings” shall mean all the municipal rates and taxes, land revenue, assessments, electricity charges (including transmission loss), utility charges and all other outgoings by whatever name called including but not limited to those determined by the Promoter, which shall be final and binding on all the ALLOTTEESs including the ALLOTTEES, each together with the applicable Taxes, interest and penalty thereon, if any.

“Super Built Area” shall mean the built-up area forming part of the Flat/Unit/Apartment and such proportionate share in the common parts and portions as may be determined by the Architect for the time being in respect of the said Project and any certificate given by him shall be final, conclusive and binding

35.1 Additional terms and covenants regarding Mode of Payment:

- I. An intimation forwarded by the Promoter to the ALLOTTEES that a particular milestone of construction has been achieved shall be sufficient proof thereof. The issuance of such intimation by email or on any other digital platform at the address, email address or phone of the ALLOTTEES shall be sufficient intimation for the purpose of this clause by the Promoter upon the ALLOTTEES, and non-receipt thereof by the ALLOTTEES/s shall not be a plea or an excuse for non-payment of any amount or amounts.
- II. All payments shall be made by the ALLOTTEES against proper receipts by the Promoter and the ALLOTTEES shall not be entitled to claim or to set up any other evidence regarding the payment.
- III. The Tax Deductible at Source (“TDS”) under section 194 IA of the Income Tax Act, 1961 shall, if applicable, be deducted by the ALLOTTEES on the consideration payable to the Promoter and the same shall be deposited by the ALLOTTEES to the concerned authority within the time period stipulated under law. The Promoter or the Owner shall not be liable

in any manner whatsoever in case of default on the part of the ALLOTTEES in depositing such TDS.

- IV. The Promoter has been empowered and authorized under its Development Agreements with the Owner to receive all amounts from the ALLOTTEES. The Promoter and the Owners shall apportion their respective entitlements in accordance with the terms of the Development Agreements or as they may mutually agree and the ALLOTTEES shall have no concern therewith. Further, the Promoter has also been empowered and authorized under the Development Agreements to receive the entire Extra Charges and Deposits from the ALLOTTEES and the ALLOTTEES has satisfied himself about such rights of the Promoter.
- V. In case of the ALLOTTEES committing any delay or default in any payment to be made to the Promoter hereunder, then without prejudice to the other rights and remedies of the Promoter in respect of such default hereunder or under law, the Promoter may appropriate the subsequent payments made by the ALLOTTEES on such head/s of the defaulted amount and interest applicable thereon and in such manner as the Promoter may deem fit and proper and the ALLOTTEES shall not raise any objection, dispute or claim in respect thereof.

35.2 Additional Terms And Covenants Regarding The Total Price, Deposits, Extra Charges Etc., And The Payment Thereof

- i) In consideration of this Agreement and as and by way of consideration for being granted the specific rights and/or permissions of the nature stipulated in this Agreement, and accepting each of the terms and conditions stipulated in this Agreement, in addition to payment of the Total Price, the ALLOTTEES shall be liable and responsible to and hereby agree(s) and undertake(s) to make payment of the various amounts as determined by the Promoter (each together with the applicable Taxes thereon) to the Promoter and/or other entities, each as identified and stipulated by the Promoter, each to be paid/deposited within such time frames as may be determined by the Promoter, it being unequivocally agreed, understood, acknowledged and accepted by the ALLOTTEES as follows:-
 - a) that certain deposits are in the nature of transferable deposits and/or funds, which shall

be held by the Promoter, free of interest and shall be made over by the Promoter to the Association after its formation, subject to deductions of applicable GST, if any, as ascertained by the Promoter. Out of the amount so deposited, any unpaid due may be adjusted against maintenance charges with the balance kept deposited with the builder and only on handing over of maintenance to association the said deposit, without any accrued interest, shall be handed over to the association.. ;

- b) The maintenance for 12 months on account of Maintenance Deposit has been included in the Total Price . . Apart from the same, the ALLOTTEESs undertake to make necessary monthly payments of maintenance charges as and when demanded by the Promoter . In the event the ALLOTTEESs fail to pay such maintenance charges then the Promoter shall be at liberty to appropriate such amount from the Maintenance Deposit/ Sinking Fund/or any other deposit kept with the Promoter. However, the ALLOTTEESs undertake to make necessary payments over and above such advance maintenance deposits, if necessary, for such maintenance as fixed by the Promoter at actuals; on the basis that the Association shall be formed after receiving of the Completion Certificate for the whole Project. The Promoter for providing the maintenance services of the project will be entitled to the administrative charges of a portion of maintenance expenses/charge as to be decided by the Promoter. In case the formation of the Association is delayed beyond the said period, the Promoter shall provide and maintain the essential services in the said Project till the Association is formed and the said Project is handed over to the Association and the ALLOTTEESs shall be liable to pay to the Promoter the charges for such maintenance as fixed by the Promoter at actuals.
- ii) In no event shall the ALLOTTEES be entitled to or shall claim/demand any abatement or reduction or deduction in the Total Price on any ground whatsoever or howsoever provided that the ALLOTTEES shall only be entitled to deduct the prevailing applicable tax deductible at source subject to the Applicable Laws (“TDS”).
- iii) It is agreed and understood between the Parties that in the event at any time prior to the expiry of the scheduled date of completion of the Project as envisaged at the time of registration of the Project under the Act and as extended from time to time:

- a) there be any change, modification, amendment, increase, decrease etc. in any of the Taxes comprising the Total price and/or the manner of computation thereof including but not limited to due to change of/in Applicable Laws; and/or
- b) any new and/or fresh taxes, cesses, assessments, duties, levies, charges, impositions etc. (central, state or local) by whatever name called be imposed, levied, notified etc. with retrospective effect or otherwise including but not limited to on the Project and/or the Said Apartment And Properties Appurtenant and/or this Agreement and/or the transaction contemplated under this Agreement; and/or then in such an event, each and/or some of the several amounts payable by and/or to be deposited by the ALLOTTEES shall accordingly stand increased or decreased, as the case may be, and further some additional amounts may become payable by the ALLOTTEES, and the ALLOTTEES hereby covenant(s) and undertake(s) to make timely payment/deposit of each of such amounts in terms of the demand(s) and/or revised demands raised by the Promoter provided that in no event shall the ALLOTTEES be entitled to call upon the Promoter to refund any amount since then already paid by the ALLOTTEES to the Promoter.
- iv) The ALLOTTEES shall be bound and obliged to and undertake(s) and covenant(s) to make payment of and/or deposit each amount within the timelines determined/ designated by the Promoter for the same, and while the Promoter shall periodically intimate in writing to the ALLOTTEES the amount payable and the ALLOTTEES shall make pay/deposit the amount(s) as demanded by the Promoter within the time period and in the manner specified in such intimation, the ALLOTTEES has covenanted and undertaken to and further hereby and hereunder covenant(s) and undertake(s) to make payment of the Total Price in terms of the Payment Plan, it being recorded that the ALLOTTEES has informed the Promoter that such schedule of payment comprising the Payment Plan is more convenient to/for the ALLOTTEES, and the ALLOTTEES covenant(s) and undertake(s) to make each of such payments as and when the same become due.
- v) The ALLOTTEES shall be bound and obliged to and undertake(s) to: (i) deposit with the concerned authorities, the TDS if any deducted, within the 7th (seventh) day of the month succeeding the month of payment; and (ii) issue and hand over to the Promoter, the relevant

TDS certificate within the time period stipulated by Applicable Laws, failure whereof shall attract and accrue interest on the amount so deducted for the period of default/delay, such interest to be calculated at the rate prescribed/prevaling under the Applicable Laws governing the subject matter of TDS (“TDS Interest”). Delay caused by the ALLOTTEES in fulfilling the aforesaid obligation shall be deemed to be an event of default by the ALLOTTEES in his/her/ their/its payment obligations, which shall entail the same consequences as stated in para/ clause 9.3 herein.

- vi) In case the Promoter condones the default of the ALLOTTEES in making timely payment of and/or in depositing any amount and/or in depositing the TDS and/or furnishing the TDS certificate within the stipulated timeline(s), then and in such an event, the ALLOTTEES shall, along with the outstanding dues and/or arrears, pay to the Promoter, the Interest and/or the TDS Interest, as the case may be, on each of the amounts remaining unpaid/outstanding for the period of default/delay until the date of actual realization thereof together with the administrative charges in terms of the then prevailing policy of the Promoter in respect thereof. Any condonation granted by the Promoter shall not amount to waiver of the future defaults and/or the breaches and/or delays of/by the ALLOTTEES and shall be without prejudice to the other rights of the Promoter.
- vii) Notwithstanding anything to the contrary stated anywhere in this Agreement, any payment made by the ALLOTTEES (notwithstanding any specific instruction regarding the same having been given/issued by the ALLOTTEES) shall, at the first instance, be applied by the Promoter towards payment of the Interest and the TDS Interest ascertained by the Promoter as due and payable by the ALLOTTEES, and thereafter, the balance, if any, shall be utilized towards adjustment of the defaulted/delayed payments due from the ALLOTTEES as ascertained by the Promoter, and the ALLOTTEES authorize(s) and empower(s) the Promoter to so adjust and/or appropriate all payments made by the ALLOTTEES, and the ALLOTTEES undertake(s) not to object to the same and/or to demand/direct the Promoter to adjust the payments in any manner.
- viii) All payments shall be made by the ALLOTTEES at the office of the Promoter against proper receipts and in no event shall the ALLOTTEES be entitled to set up any oral agreement

regarding payment or otherwise. Further, all costs in respect of any payment being made by outstation/dollar cheques, shall be borne and paid by the ALLOTTEES. Furthermore, on the dishonor of any banking negotiable instrument on any ground whatsoever, without prejudice to the other rights and remedies of the Promoter, the ALLOTTEES shall compensate the Promoter for every such dishonor accept(s) and consent(s) to the same.

- ix) In the event the ALLOTTEES is a Person of Indian Origin and/or a Non-Resident Indian (as such terms are respectively defined/described under the governing Applicable Laws), the ALLOTTEES confirm(s) that all remittances shall be made in compliance with all Applicable Laws as modified/revised from time to time, and the ALLOTTEES shall provide the Promoter with all certifications, declarations etc. pertaining to/in support thereof.
- x) All refunds, if any in terms of this Agreement, even to Non-Resident Indians and/or Persons of Indian Origin shall be made in Indian Rupees unless mandated otherwise by the then prevailing Applicable Laws.

35.3 Additional Terms And Covenants Regarding Construction

- i. The date stipulated in para/Clause 7.1 hereinabove are hereby and hereunder accepted and confirmed by the ALLOTTEES and the ALLOTTEES hereby agree(s) and undertake(s) not to raise any objection to the same on any ground whatsoever or howsoever. However, in the event prior to the date stipulated in para/Clause 7.1 hereinabove the Said Apartment And Properties Appurtenant is ready for hand over in terms of this Agreement, the ALLOTTEES undertake(s) and covenant(s) not to make or raise any objection to the consequent preponement of his/her/their/its payment obligations, having clearly understood and agreed that the payment obligations of the ALLOTTEES are linked inter alia to the progress of construction, and the same is not a time linked plan.
- ii. The rights of the ALLOTTEES is limited to ownership of the Said Apartment And Properties Appurtenant and the right to use the Common Areas, Amenities and Facilities of the Project and the ALLOTTEES hereby accepts the same and shall not, under any circumstances, raise any claim, of ownership, contrary to the above.
- iii. In case the ALLOTTEES fails to take possession within the time provided in Clause 7.2, such ALLOTTEES shall however be liable to pay all other outgoings as mentioned in this Agreement

from such date as mentioned in the Possession Notice.

- iv. The ALLOTTEES has the right to visit the Project site to assess the extent of development of the Project and may be subject to prior consent of the project engineer and complying with all safety measures while visiting the site.

35.4 **Additional Terms and Covenants Regarding Cancellation by ALLOTTEES**

In addition to Clause 7.5 as provided herein above, it being agreed that if the ALLOTTEES proposes to cancel/withdraw from the Project without any fault of the Promoter, then the Promoter herein is entitled to forfeit the booking amount paid for the allotment along with all interest liabilities of the ALLOTTEES (in terms of Sec. 19 (6) and (7) of the Act) accrued till the date of such cancellation at such rate of interest that may be prescribed by the Authority from time to time (which rate applicable on the date of these presents is – SBI (1 year PLR) + 2 %) (“**Cancellation Charges**”) and the applicable G.S.T. payable on such Cancellation Charges.

It is further clarified that all amounts collected as GST and deposited with the appropriate authorities concerned shall not be returned by the Promoter and the ALLOTTEES shall be free to approach the authorities concerned for refund of such GST.

35.5 **Additional terms and covenants regarding Default by ALLOTTEES**

- (i) In case of Default by ALLOTTEES under the condition listed above in 9.3 (ii) the Promoter shall have an option to pay the same directly to the bank account of the ALLOTTEES provided at the time of application form and this Agreement shall thereupon stand terminated and the same shall be and deemed to be sufficient discharge of the Promoter in respect of payment of such amount.
- (ii) It being further agreed and the ALLOTTEES expressly acknowledges understands and agrees that in the event of cancellation or termination of the allotment of the Said Apartment And Properties Appurtenant (and this Agreement) in terms of this Agreement by the Promoter or the ALLOTTEES, as the case may be, the Promoter shall be at liberty to act as the constituted attorney of the ALLOTTEES and execute, present or registration and register unilaterally a deed of cancellation, if required by the Promoter.

35.6 Additional Terms on Defect Liability:

The Clause 12 hereinabove shall be subject to the condition that the Promoter shall not be liable to rectify any defect occurring under the following circumstances:

- i) If there are changes, modifications or alteration in plumbing pipes and fittings and fixtures or change of wall or floor tiles after the ALLOTTEES taking over possession of the Said Apartment And Properties Appurtenant, the Promoter will not take any responsibility of waterproofing, cracks or any defect in plumbing pipes and fittings and fixtures that have developed directly or indirectly due to such changes;
- ii) If there are changes, modifications or alteration in electrical lines and wirings after said possession unto the ALLOTTEES, the Promoter will not take any responsibility of any defect in electrical lines and wirings that have developed directly or indirectly due to such changes, modifications or alterations;
- iii) If there are changes, modifications or alterations in doors, windows or other related items, then the Promoter will not take responsibility of door locks or door alignment or seepage from windows or any other related defects arising directly or indirectly out of such changes, modifications or alterations;
- iv) If the ALLOTTEES after taking actual physical possession of the Said Apartment And Properties Appurtenant, executes interior decoration work including any addition and/or alteration in the layout of the internal walls of the Apartment by making any changes in the Apartment, then any defect like damp, hair line cracks, breakage in floor tiles or other defects arising as a direct or indirect consequence of such alterations or changes will not be entertained by the Promoter;
- v) Different materials have different coefficient of expansion and contraction and as such because of this difference there are chances of cracks developing on joints of brick walls and RCC beams and columns. Any such cracks are normal in high rise buildings and needs to be repaired from time to time. Any cracks developed for reasons other than as mentioned above the Promoter shall get it rectified at its own cost.
- vi) If the materials and fittings and fixtures provided by the Promoter are not being maintained by the ALLOTTEES or his / her agents in the manner in which same is required to be maintained.

- vii) Any electrical fittings and/or gadgets or appliances or other fittings and fixtures provided by the Promoter in the Common Areas and/or in the Apartment going out of order or malfunctioning due to voltage fluctuations or other reasons not under the control of the Promoter and not amounting to poor workmanship or manufacture thereof.
- viii) If the Architect certifies that such defects are not manufacturing defect or due to poor workmanship or poor quality.

Notwithstanding anything hereinbefore contained it is hereby expressly agreed and understood that in case the ALLOTTEES, without first notifying the Promoter and without giving the Promoter the reasonable opportunity to inspect, assess and determine the nature of purported defect in the Apartment (which inspection Promoter shall be required to complete within 15 days of receipt of the notice from the ALLOTTEES), alters the state and condition of the area of the purported defect, then the Promoter shall be relieved of its obligations contained in clause 12 hereinabove and the ALLOTTEES shall not be entitled to any cost or compensation in respect thereof.

It is clarified that the Promoter shall handover the possession of the Apartment on completion of the Project to the ALLOTTEES by way of issuance of a letter (“**Letter of Handover**”) which shall at all times be construed as an integral part of this Agreement.

35.7 **Additional terms and covenants regarding the right of the Promoter to create charge/mortgage**

- i) Notwithstanding anything contained herein, by the execution of this Agreement the ALLOTTEES has/have provided and hereby and hereunder confirm(s) his/her/its/their consent to the Promoter to/for the creation of any mortgage, security, charge or other Encumbrances over and in respect of the Land and/or the Building and/or any part or portion thereof in favour of any bank and/or financial institution providing loan and/or financial assistance to the Promoter for the purpose of development of the Project provided that no such mortgage, security, charge or other Encumbrances shall in any manner affect the right, title and interest of the ALLOTTEES. For the avoidance of any doubt it is clarified that this Agreement by itself shall be treated as the written consent of the ALLOTTEES for creation of charge/ mortgage over any part or portion of the land and/or the Building, and no separate

consent of the ALLOTTEES shall be required for the said purpose.

- ii) The Promoter undertakes to cause the said bank(s)/financial institution(s) to: (a) issue, if necessary, a no-objection letter in favour of the ALLOTTEES to enable the ALLOTTEES to take a home loan from any bank or financial institution for financing the purchase of the Said Apartment And Properties Appurtenant; and (b) upon receipt by the Promoter from the ALLOTTEES (to the complete satisfaction of the Promoter), of the full payment and/or deposit, as the case may be, of all sums, amounts etc. payable/to be deposited by the ALLOTTEES in terms of this Agreement, before execution of the Conveyance Deed in favour of the ALLOTTEES, subject to the terms of this Agreement, the Promoter shall cause the mortgage, security, charge or other Encumbrances, if any created by the Promoter over and in respect of the Said Apartment And Properties Appurtenant Thereto, to be discharged and/or released.

35.8 **Additional General Terms and Conditions**

- I. It is clarified that in the declarations/deeds/documents/undertakings to be filed before the concerned authorities for registration of the Project under West Bengal Apartment Ownership Act, 1972, the common area shall preclude the Commercial Portion (defined below) of the Project, which shall be exclusively used for commercial exploitation of the Promoter and/or its nominees.
- II. Notwithstanding any contrary provisions, it is expressly agreed that no refund to the ALLOTTEES shall, under any circumstances whatsoever, be made of any amount paid by the ALLOTTEES on account of Taxes and/or stamp duty and registration charges incurred by the ALLOTTEES. The ALLOTTEES shall, at his own costs and expenses, execute all necessary documents required by the Promoter in this regard.
- III. Nothing contained in this Agreement shall affect or prejudice the right of either party to sue the other for specific performance of the contract and/or damages for any default of the other party.

SCHEDULE- "A"

Part – I

[LAND]

ALL THAT piece and parcel of land containing an area of 87 cottahs, 6 chittacks and 32 sq.ft. be the same a little more or less equivalent to 5849.628 sq.mt. more or less (as per deed) and 86 cottahs 9 chittacks 9.754 sq.ft. be the same a little more or less equivalent to 5791.04 sq.mt. more or less (as per physical measurement) and together with building and structures standing thereon situate and lying at Municipal Premises No. 223C, Satin Sen Sarani, (formerly Manicktala Main Road), Kolkata- 700054, Ward No. 30, Kolkata Municipal Corporation, Police Station Manicktala, duly butted and bounded as follows:

- ON THE NORTH : By Manicktola Main Road;
- ON THE SOUTH : 29/N, Sitalatala Lane and 29L, Sitalatala Lane
- ON THE EAST : Partly by Premises No. 218/14 Manicktola Main Road; by Premises No. 218/H/22, Manicktola Main Road; by Premises No.218/17, Manicktola Main Road; by Premises No. 218/22, Manicktola Main Road; by Premises No. 218/H/16, Manicktola Main Road and partly by Premises No. 221 and 222, Manicktola Main Road,
- ON THE WEST : Partly by Premises No. 41E, Sitalatala Lane and by Premises No.41C, Sitalatala Lane and Partly by Premises No. 223/1/23, Manicktola Main Road; by Premises No. 223/1/30, Manicktola Main Road; by Premises No. 223/1/C/H/2, Manicktola Main Road; by Premises No. 223/35, Manicktola Main Road and Premises No.223/1/3, Manicktola Main Road

And delineated in the map/ plan attached as **Annexure A** hereto

Part – II

[Title]

- A. The Owner has represented and warranted to the Developer that it is the sole owner of and is absolutely seized and possessed of and/or sufficiently entitled to ALL THAT piece and parcel of the land together with structure standing thereon and comprised in Municipal Premises No.223C, Satin Sen Sarani previously Manicktola Main Road, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700054. The Owner has represented to the Developer that the ownership of and the freehold title

to the said Land has devolved unto the Owner herein vide a Deed of Conveyance dated 22 October 2008 and registered at the office of the Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No.6, Pages 5863 to 5892 Being No. 02596 for the year 2008 executed by Debashis Adhikari, Debkumar Adhikari, Prosenjit Adhikari, Smt. Arunima Devi, Ankita Adhikari and Smt. Jayasri Devi, therein collectively referred to as the vendors, in favour of the Owner herein.

- b. The Owner has got its name mutated in the records of the Kolkata Municipal Corporation under Assesse No. 110301400408.
- c. The Owner being desirous to develop a real estate project over the said Land had by a Development Agreement dated 6th day of July 2018 (“Development Agreement”), registered with the office of the Additional District Sub-Registrar, Sealdah in Book No. 1, Volume No. 1606-2018, Pages 98544 to 98601, being No. 160603028, for the year 2018 executed between the Owner herein, therein also referred to as the Owner and PS Group Realty Private Limited therein referred to as developer, had appointed PSRPL to develop the said Land and commercially exploit the same, on the terms and conditions as mentioned therein. Pursuant to the Development Agreement, the Owner herein executed a Power of Attorney dated 12th day of July 2018 which was registered at the office of the Additional District Sub-Registrar, Sealdah and recorded in Book No-1, Volume No-1606-2018], Pages 101876 to 101903, Being No- 160603140 for the year 2018 in favour of PSRPL in terms of the Development Agreement to deal with the said Land.

Part – III

[Representations, Confirmation and Acknowledgment by the ALLOTTEES]

The Promoter hereby informs and/or represents to the ALLOTTEES as follows:

- i) the right, title and interest of the Owner and the Promoter over/in respect of the Land and to develop and deal with the Project intended to be constructed/developed on the Said Land;
- ii) the Devolution of Title;

- iii) the nature, state, condition and measurement of the Said Land and the Project, as applicable, and the manner in which the same is/are presently intended to be used;
- iv) the Car Parking Space if any, comprises an integral and inseparable part of the Said Apartment, subject to due compliance by the ALLOTTEES of each of the stipulated terms, to the satisfaction of the Promoter;
- v) the proposed location, and the dimensions of each of the Said Apartment ;
- vi) the Common Areas which are intended to form a part of the Project;
- vii) the laws/notifications and rules applicable to the area where the Land is situated, in general, and the Project and similar projects, in particular;
- viii) the present estimated respective Carpet Area of the Said Apartment and the manner of calculation thereof;
- ix) the nature and the extent of the rights and benefits proposed to be granted and/or extended to the ALLOTTEES as also the several obligations to be performed and fulfilled by the ALLOTTEES, each to the satisfaction of the Promoter;
- x) the terms, conditions, covenants, stipulations, restrictions, reservations and obligations in the matter of acquiring freehold title in respect of the Said Apartment along with the Car Parking Space to be used by the ALLOTTEES and the manner and method of use and enjoyment of the same as well as the covenants running with the land and the Said Apartment and Properties Appurtenant Thereto;
- xi) that the Car Parking Space/s provided in the Project are for the benefit of the ALLOTTEES/s or occupant/s of the Project.
- xii) the Specifications as also the measurements, dimensions, designs and drawings;

- xiii) the state and condition in which the Said Apartment And Properties Appurtenant Thereto if any are intended to be handed over to the ALLOTTEES subject to compliance by the ALLOTTEES of each of the stipulated terms to the satisfaction of the Promoter;
- xiv) the Promoter shall be entitled to the Additional FAR of the said land and/or of another Premises No: 17, Dhan Devi Khanna Road, Kolkata – 700054, wherein the Owner has already applied in Kolkata Municipal Corporation for giving the benefit of the FAR relatable to 17, Dhan Devi Khanna Road in our Project, whereupon subject to compliance with the provisions of Section 14 of the Act and as provided for in this Agreement, the Promoter shall be entitled to and would be well within its right to alter, modify, amend, revise etc. the Plan and to undertake any further and/or additional construction(s) at the Project including constructing further upper floors above the topmost floor as it presently stands sanctioned, as a consequence whereof such floor shall not remain as the topmost floor of the Building, and the Promoter shall be further entitled to connect such further and/or additional construction(s) with the existing utilities and amenities at the Project/Building including all the Common Areas, notwithstanding any temporary disruption caused in the use and/or enjoyment of the Said Apartment And Properties Appurtenant Thereto, and each of such further constructions shall absolutely belong to the Owners and Promoter who shall be entitled to deal with the same in such a manner as the they may deem fit and proper, and the ALLOTTEES hereby agree(s) and undertake(s) not to do, execute or perform or permit the doing, execution or performance of any act, deed or thing which may prevent the Promoter from undertaking the construction of and/or dealing with or otherwise transferring the aforesaid with full knowledge and acceptance of the fact that the aforesaid shall result in several changes including but not limited to a change in the Undivided Share, and the ALLOTTEES covenant(s) and undertake(s) not to object to the same on any ground whatsoever or to claim, demand etc. any compensation, damages etc.;
- xv) the right of the Promoter to carry out, implement etc. any variations and/or additions and/or alterations and/or deletions and/or modifications and/or revisions to the Plan, the layout plans and the Common Areas subject to the terms of this Agreement and

subject to compliance with the provisions of Section 14 of the Act and the ALLOTTEES hereby grant(s) and accord(s) his/her/their/its consent to the same;

- xvi) 5 number of apartments in the fifth floor of the front block/tower being Unit No E,F,G1,G2 and H have been allotted to The Kolkata Police (hereinafter referred to as the “Allotted Area”)
- xvii) the Promoter shall also construct commercial/retail portion in the front block/tower of the Project which shall contain Units for non-residential use (“Commercial Portion”) and the Allotted Area till the 5th floor of the said tower. The Commercial Portion may consist of separate entrance open spaces surrounding the same as shall be earmarked by the Promoter. In addition to the right of access to the Commercial portion and/or the Allotted Area from a separate entrance of the Project and/or from the common driveway earmarked by the Promoter it shall also include other areas relating to the Commercial portion that may be made exclusive for the use by all or any of the transferees of the Commercial portion and also include any Car Parking Spaces including mechanical or covered spaces as the Promoter may identify earmark or demarcate as being exclusive to or for the Commercial Portion, it being clarified that the Promoter may alter or vary the size location of any areas open or covered spaces connected to or for use by all or any transferee of Commercial portion and/or the Allotted Area and when so altered or varied, the altered or varied area shall form part of Commercial portion and the Allotted Area.

And the ALLOTTEES further declare(s), confirm(s) and acknowledge(s) each of the following:

- a) that none of the aforesaid disclosures, details or terms affect the execution of the Project which is a building complex with its own common areas and amenities and in any event, the ALLOTTEES upon understanding the same and the intent and purport thereof doth hereby provide to the Promoter its express consent as required under Section 14 of the Act and Rules for the time being applicable in West Bengal in respect of all acts, deeds and things done or that may be done by the Promoter in connection with the aforesaid disclosures, details and additional/connected terms.

- b) that each of the terms, conditions, covenants, stipulations, restrictions, reservations and obligations recorded herein as well as the covenants running with the Land and/or the Said Apartment And Properties Appurtenant Thereto and the manner and method of the use and enjoyment of the Said Apartment And Properties Appurtenant Thereto including those stated herein, have been arrived at after mutual discussions and negotiations between/amongst the Parties hereto, each of which have been accepted and voluntarily agreed to by the ALLOTTEES (without any coercion and/or influence), none of which can be treated as and/or considered to be oppressive or one-sided or unfair or heavily leaned in favour of the Promoter and/or as imposition of unfair conditions, as each has been formulated/stipulated bearing in mind the nature of the Project which would, inter alia, protect the rights of and/or ensure to the benefit of the ALLOTTEES, and therefore are fair and reasonable;
- c) that the ALLOTTEES has sought and obtained independent legal advice and opinion and has caused this Agreement to be vetted by advocates/lawyers appointed by the ALLOTTEES;
- d) that the ALLOTTEES has entered into this Agreement after taking into account/consideration several factors, and thus the quantum of the Total Price, the Deposits, Extra Charges and all other amounts, charges, costs, deposits, expenses etc. as stipulated in this Agreement and agreed to be paid by the ALLOTTEES, are fair and just;
- e) that upon signing this Agreement, no conditions, stipulations, representations, guarantees, warranties etc. have been made by and/or on behalf of the Promoter other than those if any specifically set forth herein;
- f) that the Promoter has provided all the information and clarifications as required by and/or requested for from time to time, and the ALLOTTEES is/are fully satisfied with the same, and the ALLOTTEES further acknowledge(s) and confirm(s) that the ALLOTTEES has/have carefully read the terms, conditions and stipulations contained/recorded in this Agreement and understood the obligations and limitations

of the Promoter as set forth herein, as also the obligations and liabilities of the ALLOTTEES, and has/have relied on his/ her/their/its own judgment and investigation while deciding to apply to the Promoter for granting the rights and/or permissions (of the specific nature specified herein) in respect of the Said Apartment And Properties Appurtenant Thereto, if any, and to execute this Agreement (which is final in all respects), and the ALLOTTEES undertakes(s) and covenant(s) to faithfully abide by each of the terms and conditions of this Agreement;

that in view of the ALLOTTEES having agreed to make timely payment of and/or to timely deposit the various amounts including those stipulated herein, and having further undertaken and covenanted to faithfully abide by and comply with and perform and observe each of the terms and conditions stipulated herein, the Promoter has blocked for the ALLOTTEES the Said Apartment And Properties Appurtenant Thereto; and the ALLOTTEES hereby and hereunder undertake(s) and covenant(s) not to make or raise any objection or claim or requisition inter alia in respect of any of the aforesaid, or to make or raise or set up or initiate any claim or demand or action contrary to the aforesaid on any ground whatsoever or howsoever.

SCHEDULE - 'B'

[DESCRIPTION OF THE SAID APARTMENT AND PROPERTIES APPURTENANT]

Part -I

(SAID APARTMENT)

All That the Apartment No. _____ on the _____ floor along with _____ servants room in the Building being constructed on the Land as a part of the Project, having a (tentative)Carpet Area of _____ sq.ft. more or less, with the respective areas of the Balcony/Verandah and the Open Terrace, if any, being respectively _____ sq.ft. more or less a, thus aggregating to a (tentative)Net Carpet Area of _____ sq.ft. more or less.

The Built Area of the Unit is _____ sq.ft more or less and the total super built-up area is _____sq.ft

For the purpose of registration and and E-Assessment Slip, the cost of the Apartment and the car parking space has been bifurcated as shown in the and E-Assessment Slip.

Part II
(CAR PARKING SPACE)

All That the car parking space(s) in the Third Floor at the Building/Tower on the Land, as designated by the Promoter for the parking of private medium sized car(s) owned by the ALLOTTEES within such space to be considered as “limited common area” within the meaning of West Bengal Apartment Ownership Act 1972.

Part III
(SPECIFICATIONS)

SPECIFICATIONS OF THE APARTMENT	
Living Dining & Bedrooms	
Flooring	Bare finish for all Habitable spaces
Wall	Putty
Ceiling	Putty
Windows	Aluminium Windows
Doors & Frame	Door will be provided
Electricals	Modular switches
HVAC	Outdoor along with Indoor units
Service lines	Drainage /Conduit/Water Supply-All points completed without false ceiling
Toilet	
Flooring	Tiles
Wall dado	Tiles for dado

Windows	Aluminium Windows
Electricals	Modular Switches
Bathroom	Sanitary & CP Fittings
Ceiling	False ceiling & trap door
Exhaust Fan	Integrated with windows
Kitchen	
Flooring	Bare finish for all Habitable spaces
Wall	Putty
Ceiling	Putty
Windows	Aluminium Windows
Electricals	Modular Switches
Exhaust Fan	Integrated with windows
Balcony	
Flooring	Anti-Skid Tiles
Wall	Painted to match exterior elevation
Ceiling	Paints with lights installed
Railing	Aluminium/SS Railing designed to match the exterior
Balcony Lighting	Light Fixtures
Servant's Room	
Flooring	Tiles
Wall	Ready to Paint
Ceiling	Ready to Paint
Door	Doors with frames
Servant's Toilet	
Flooring	Tiles
Wall	Ready to Paint
Ceiling	Ready to Paint
Door	Doors with frames
Windows/Glazing	Aluminium Windows
Bathroom	Sanitary & CP Fittings

PART-IV
(SAID APPLICATION)

The Allottees have applied for Allotment of the said Apartment vide Application No. dated

PART-V
(SAID ALLOTMENT)

The Promoter has allotted the Said Apartment vide Allotment Letter dated

SCHEDULE – “C”
(Payment Plan)

On Booking	10% of Total Consideration + GST
Due within 30 days from Booking + Incidental Charges	10% of Total Consideration + GST + Rs. 10,000/- + GST
On Completion of Piling	10% of Total Consideration + GST
On Completion of Deck Level	10% of Total Consideration + GST
On Casting of 2 nd Floor	10% of Total Consideration + GST
On Casting of 5 th Floor	10% of Total Consideration + GST
On Casting of 8 th Floor	10% of Total Consideration + GST
On Casting of 11 th Floor	10% of Total Consideration + GST
On Casting of 14 th Floor	10% of Total Consideration + GST
On Casting of Ultimate Roof	5% of Total Consideration + GST & VRV Charges + GST
On Possession + Incidental Charges	5% of Total Consideration + GST + Rs. 10,000/- + GST+ Extra Charges +GST

Extra charges and Deposits with applicable taxes shall be paid by the Allottee as and when demanded by the promoter

SCHEDULE-D

PART-I

[COMMON AREAS OF THE PROJECT]

1. Said Land
2. Staircases & lifts
3. Entrance lobby, Lift lobby.
4. Corridor/ Atrium
5. Fire refuge platform
6. Overhead water reservoir
7. Underground water reservoir
8. Water Treatment Plant
9. Sewage treatment plant
10. Transformer yard
11. DG yard
12. Space for waste management
13. Electrical meter room
14. Vehicular ramp
15. Disabled Toilets
16. Gate goomty
17. Visitor's Car Parking
18. Ultimate Roof

PROJECT AMENITIES			
Sl No.	Tower/ Outdoor	Floor	Amenities
1	T-1 &2	Ground	DRIVERS RESTROOM, HANDICAPPED TOILET, CARE TAKER ROOM, OFFICE
2	T-1 &2	1st,2nd & 3rd Floor	DRIVERS SEATING AREA, CAR WASH ZONE
3	Club	4th Floor	PARTY HALL,PRE-FUNCTION AREA WITH KITCHEN,WASH & TOILET,SWIMMING POOL,KIDS POOL,TOILET ,CHANGING ROOM WITH STEAM,GYM & YOGA ROOM, GAMES ROOM,SQUASH COURT,CARDS ROOM,KIDS ACTIVITY AREA,CRECHE,AUDITORIUM,GUEST ROOM,CAFETERIA,ASSOSIATION ROOM,CONFERENCE HALL, GAMES COURT (OPEN TO SKY)
4	Outdoor	Ground	JOGGING TRACK,MULTIPURPOSE COURT,BADMINTON COURT,FITNESS ZONE

			REAR GARDEN-WITH CHILDREN PLAY EQUIPMENTS, PAVILION SIT-OUTS, POCKET PARKS, TEMPLE
--	--	--	---

PART-II

SL. NO.	FACILITIES FOR RESIDENTIAL	FACILITIES FOR COMMERCIAL	COMMON FACILITIES
1	CAR PARKING AT GROUND FLOOR - COVERED & OPEN MLCP	SEPARATE LOBBY FOR COMMERCIAL	SECURITY & GATE GHOOMTY
2	CAR PARKING AT UPPER GR. FLOOR TO 3RD FLOOR- COVERED MLCP & NORMAL	DEDICATED STAIRS	SEWAGE TREATMENT PLANT
3	DRIVER'S SEATING	LIFT & LIFT LOBBY TILL 3RD FLOOR	UNDER GROUND RESERVIOR
4	DRIVER'S TOILET	COMMON TOILET AT 1ST TO 3RD FLOOR	PUMP ROOM
5	CARE TAKER ROOM	COMMERCIAL DROP-OFF ZONE	METER SPACE
6	CLUB FACILITIES		OVER HEAD RESERVIOR
7	PARTY HALL	FACILITIES FOR TENANT AT 5TH FLOOR	TRANSFORMER
8	SWIMMING POOL		DG UNIT
9	TOILET, CHANGING ROOM WITH STEAM	COMMERCIAL STAIR	FIRE SECURITY SYSTEM
10	GYM & YOGA ROOM	COMMERCIAL LIFT & LIFT LOBBY UPTO 5TH FLOOR	COMMON TOILET AT GROUND FLOOR
11	GAMES ROOM		CAR PARKING - COVER AND OPEN MLCP AT GROUND TO 3RD AND EXTERNAL
12	SQUASH COURT & SEATING AREA		BMS ROOM
13	CARDS ROOM		
14	KIDS PLAY ROOM		

15	AUDITORIUM		
16	GUEST ROOM		
17	CONFERENCE ROOM		
18	ASSOCIATION ROOM		
19	LANDSCAPE FACILITIES		
20	MULTIPURPOSE COURT IN OPEN		
21	BADMINTON COURT		
22	REAR GARDEN WITH CHILDREN PLAY EQUIPMENTS		
23	FITNESS ZONE		
24	ENTRY & EXIT GATE		
25	DROP OFF ZONE		

SCHEDULE E

[House Rules]

1. To co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Premises and other Common Purposes.
2. To use the Apartment only for the private dwelling and residence in a decent and respectable manner and for no other purposes whatsoever without the consent in writing of the Promoter first had and obtained and shall not do or permit to be done any obnoxious injurious noisy dangerous hazardous illegal or immoral activity at the Apartment or any activity which may cause nuisance or annoyance to the Co-owners.
3. That unless the allotted parking is expressly granted and mentioned in Part II of Schedule B

hereinabove written (Car Parking Space), the ALLOTTEES shall not park any motor car, two wheeler or any other vehicle at any place in the said Land (including open spaces at the said Land) nor claim any parking space in any manner whatsoever or howsoever.

4. Without prejudice to the generality of the foregoing, not to use the Apartment or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or slaughter of animals or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other co-owners.
5. Not to put up or affix any nameplate or letter box or neon-sign or sign board or other similar things or articles in the common areas or on the outside wall of the Apartment or Building or anywhere in the Project PROVIDED HOWEVER THAT nothing contained herein shall prevent the ALLOTTEES to put a decent nameplate outside the main gate of his Apartment. It is hereby expressly made clear that in no event the ALLOTTEES shall open out any additional window or any other apparatus protruding outside the exterior of the Apartment save that the ALLOTTEES shall have the right install window/ split air-conditioners at the place/s provided therefor in the Apartment.
6. Not to partition or sub-divide the Apartment nor to commit or permit to be committed any form of alteration or changes in the Apartment or in the beams, columns, pillars of the Buildings at the Project passing through the Apartment or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Apartments in the Project nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the Buildings at the Project or any part thereof.
7. Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
8. Not to install or keep or operate any generator in the Apartment or in the or balcony/verandah if attached thereto corridor, lobby or passage of the floor in which the Apartment is situate or in any other common areas of the Buildings at the Project or the said Land save the battery operated inverter inside the Apartment.

9. Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders.
10. To maintain at his own costs, the Apartment and the Balcony, in the same good condition state and order in which it be delivered to him and to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, local municipal Authority, Panchayat Samiti, Limited, Fire Service Authorities, Pollution Control authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Apartment as well as the user operation and maintenance of lifts, generators, tube- well, water, electricity, drainage, sewerage and other installations and amenities at the Project.
11. To draw electric lines/wires, television cables, broadband data cables and telephone cables to the Apartment only through the ducts and pipes provided therefor, ensuring that no inconvenience is caused to the Promoter or to the other co-owners/ALLOTTEES. The main electric meter shall be installed only at the common meter space in the said Project. The ALLOTTEES shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion and outside walls of the Building.
12. Not to sub-divide the Apartment and Car Parking Space under any circumstances.
13. Not use or permit to be used the Apartment or the Common Areas or the Car Parking Space, if any, in such manner or commit any such act, which may in any manner cause nuisance or annoyance to other occupants of the Project and/or the neighboring properties and not to make or permit to be made any disturbance or to do or permit anything to be done that will interfere with the rights, comforts or convenience of other occupants of the said Project.
14. Not carry on or cause to be carried on any obnoxious or injurious activity in or through the Apartment, the Car Parking Space, if any and the Common Areas.
15. Not to keep any heavy articles or things that are likely to damage the floors or install or operate any machine or equipment save the usual home appliances.
16. To apply for and obtain at his own costs separate assessment and mutation of the Apartment in the records of appropriate authority within 06 (six) months from the date of possession.

17. Not to alter the outer elevation or façade or colour scheme of the Buildings at the Project (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof in any manner whatsoever including by putting or installing any window or split model air-conditioned unit(s) at any place otherwise than at the place and in the manner as specified by the Promoter as aforesaid.
18. Not to install grills the design of which have not been suggested or approved by the Promoter or the Architects.
19. Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
20. The ALLOTTEES shall not park any motor car, two wheeler or any other vehicle at any place in the said Land (including at the open spaces at the said Land) nor claim any parking in any manner whatsoever or howsoever Provided that if the ALLOTTEES has been granted Car Parking Space, the facility of such parking shall be subject to the following conditions:-
 - a. The ALLOTTEES shall use only the space for Car Parking Space allotted to him as per Part-II of Schedule B hereto for parking;
 - b. The ALLOTTEES shall use the Car Parking Space, only for the purpose of parking of his medium sized motor car that could comfortably fit in the allotted Parking Space.
 - c. No construction or storage of any nature shall be permitted on any parking space nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
 - d. The ALLOTTEES shall not park any vehicle of any description anywhere within the Project save only at the place, if agreed to be granted to him.
 - e. The ALLOTTEES shall not grant transfer let out or part with the Car Parking Space independent of the Apartment nor vice versa.
 - f. The Car Parking Space does not confer any right of ownership of the space on which such parking facility is provided.
 - g. In case due to any enactment or implementation of legislation, rule, bye- law or order of any judicial or other authority, the individual exclusive Car Parking Space at the space earmarked for the ALLOTTEES is not permissible, then the ALLOTTEES shall neither hold the Promoter and/or the Owners liable in any manner whatsoever nor make any claim whatsoever against the Promoter and/or the Owners.

- h. In case the ALLOTTEES is provided facility of parking which is inter-dependent with any other parking facility in the Project or any part thereof then the ALLOTTEES shall not disturb/block the ingress and egress of car/two wheeler of the other Apartment owner of such facility or any other Co-owners in the Project.

21. In case the ALLOTTEES is granted the exclusive right to use any Open Terrace as a right appurtenant to said Apartment, the right of the ALLOTTEES to use of such Open Terrace shall be subject to the following conditions:-

- (a) to use the Open Terrace for the purpose for which it has been sanctioned and in a decent and respectable manner and keep the same at all times in a fully repaired and neat and clean condition and shall be fully responsible for complete maintenance of the same at all times;
- (b) not to damage or modify or make any construction, addition or alteration therein nor to cover or enclose the same nor to display any light or signage from the same so as to be visible from outside nor to put any grills or glass or poles or any item going beyond the height of the parapet;
- (c) not to allow or permit any leakage or seepage of water from the floor to any other portion of the Buildings at the Project;
- (d) not display any signboard, hoarding or advertisement etc. on the parapet wall of the Open Terrace or at any place in the said 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.
- (e) not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the Open Terrace nor allow the accumulation of water thereat nor store or allow anyone to store any goods articles or things in the said Open Terrace or anywhere at the said Land.
- (f) not to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Open Terrace and/or the Buildings at the Project and/or the said Land and/or outside walls of the Buildings at the Project save in the manner indicated by the Promoter or the Maintenance In- Charge.
- (g) not to transfer or assign or part with their right of use of the Open Terrace or part with the possession of the said Open Terrace, independent of the said Apartment and vice versa.

(h) not to sub-divide the Open Terrace in any manner.

22. To allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Apartment at all reasonable times for construction and completion of the Buildings at the Project 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 the Apartment within seven days of giving of a notice in writing by the Maintenance In-charge to the ALLOTTEES thereabout;
23. To install fire-fighting and sensing system gadgets and equipment as required under law and shall keep the Apartment free from all hazards relating to fire.
24. To keep the Apartment and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Apartment in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Buildings at the Project and not to do or cause to be done anything in or around the Apartment 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 the Apartment.
25. Not to store or cause to be stored and not to place or cause to be placed any goods, articles or things in the Common Areas.
26. Not obstruct the common pathways and passages or use the same for any purpose other than for ingress to and egress from the Apartment and the Car Parking Space, if any.
27. Not violate any of the rules and/or regulations laid down by the Maintenance In- charge for use of the Common Areas, Shared Common Areas and Shared Common Infrastructure
28. Not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Areas save at the places indicated therefore.
29. 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 Buildings at the Project or may cause any increase in the premia payable in respect thereof.

30. Not to commit or permit to be committed any alteration or changes in, or draw from outside the Buildings at the Project, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Apartment and any other Apartment in or portion of the Project.
31. To use the Common Areas only to the extent required for ingress to and egress from the Apartment of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the said Land by the the Promoter and all other persons entitled thereto.
32. To use of the Common Areas with due care and caution and not hold the the Promoter liable in any manner for any accident or damage while enjoying the Common Areas by the ALLOTTEES or his family members or any other person.
33. Not to make any construction or addition or alteration or enclose any Common Areas nor display any signboard, neon sign or signage therefrom or from any part thereof nor keep or put any soil or dirt or filth thereat nor permit the accumulation of water or breeding of germs or mosquito or anything which can cause health disorder and to maintain best standard of health and hygiene nor violate or omit to install and maintain any fire-safety measures.
34. Not to claim any access or user of any other portion of the Project except the Said Building and the Common Areas mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
35. Not to allow the watchmen, driver, domestic servants or any other person employed by the ALLOTTEES or his Agents to sleep or squat in the common passage/lobby/terrace/corridors/lift room/garden etc.
36. No bird or animal shall be kept or harbored in the common areas of the Project. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Project unless accompanied.
37. Keep the Common Areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the said Land free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas and the said Land.

38. Not to change/alter/modify the names of the Project and/or any of the Buildings therein from those mentioned in this Agreement.
39. The ALLOTTEES agree, declare and confirm that the right, title and interest of the ALLOTTEES is and shall be confined only to the Apartment, the Car Parking Space and the other components of the Said Apartment and that the Promoter shall at all times be entitled to deal with and dispose of all other apartments, units, parking spaces/facilities, constructed spaces and portions of the Project in favour of third parties at such consideration and its sole discretion, which the ALLOTTEES hereby accepts and to which the ALLOTTEES, under no circumstances, shall be entitled to raise any objection.

In case the Unit is situated in the Commercial Portion, some of the aforesaid House Rules would be suitably amended and the following additional rules would be added

40. To use the Commercial Unit as a shop and in quiet and peaceful manner without causing any disturbance to the other co-owners and/or the neighbors and for no other purposes whatsoever without the consent in writing of the Schedule, Promoter first had been obtained.
41. It is expressly agreed and understood by the ALLOTTEES that the ALLOTTEES shall not under any circumstances be entitled to use the Commercial Unit for the business of or relating to wine, any other liquor, meat shop, pan biri shop, Guest House, Boarding & Lodging House Hotel, Nursing Home, Club, slaughter of animals or any commercial manufacturing or processing work etc., whatsoever nor the ALLOTTEES shall be entitled to carry out any form of cooking in or from the said shop or use fire gas or stove or like thereat. It is expressly agreed that any restriction on the ALLOTTEES shall not in any way restrict the right of the Promoter to use or permit any other Unit or portion of the Mercantile Building to be used for any purpose as the Promoter may deem fit and proper.
42. To strictly abide by and ensure that all its employees, agents and visitors abide by all the rules and regulations from time to time applicable in respect of the matters relating to the Common Areas, common facilities and amenities, normal working hours, display of signboards, waste management, enforcing security and smooth functioning of the Project or for any other manner related to the Common Purposes. All persons temporarily or permanently engaged and/or employed by the ALLOTTEESs, directly or indirectly, for and/or in connection with the business of the ALLOTTEES in the Commercial Unit and/or otherwise shall be considered to

be the employees of the ALLOTTEES and the ALLOTTEES shall be fully responsible and liable for all acts or omissions of its employees.

43. Not to claim any right whatsoever or howsoever over any unit or portion in the said Project or the premises, save and except the said Commercial Unit.
44. Not to request or compel the Association to operate the Common Areas beyond normal working timing.
45. To apply for and obtain and keep valid all permissions and clearances from the concerned authorities and abide by all the municipal laws, local laws, labour laws, environmental laws etc as may be required for such use of the Commercial Unit and pay all taxes and outgoings in respect thereof. As and when required by the Promoter, the ALLOTTEES shall produce before the Promoter, all such permissions, clearances and other papers and documents in connection with its said obligation.
46. Not to tamper, remove, damage, drill or allow or permit any shifting or removal of the fire-fighting pipelines, sprinkler system and other fire prevention infrastructure provided by the Promoter inside the Commercial Unit in any manner whatsoever and to maintain the same as per the prescribed rules and law applicable thereto. In case of any change of requirement in the fire protection or prevention measures, to comply with and adhere the same and install and maintain all necessary fire-fighting and sensing system gadgets and equipment as required under such changed circumstance in the Commercial Unit and shall keep the Commercial Unit free from all hazards relating to fire. All costs of installation maintenance and operation (including for any repairs, replacements or renewals) thereof shall be paid by the ALLOTTEES.
47. To ensure that its employees, agents, contractors or associates do not in any manner deface, vandalize or bring to disrepute the Mercantile Building and/or the Project by affixing posters, hanging festoons, spitting or doing any other act in any manner whatsoever.
48. To keep the Commercial Unit under its own lock and key and be responsible for safety and security of all its fit-outs and belongings at the Commercial Unit and not keep any animal or reptile in the Designated Unit.
49. 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 said premises or may cause any increase in the

premium payable in respect thereof.

50. To co-operate and not to interfere with the procedures and the car parking management system installed in the Project.
51. To affix or install any electrical points in or about the said unit with the prior written consent of Promoter and the relevant authorities and provided further that all such work, if permitted, shall be carried out by a licensed electrical contractor to be employed and paid by the ALLOTTEES who shall ensure as part of the work that the existing circuits are not overloaded or unbalanced. Prior to any electrical installation works the ALLOTTEES shall be required to submit proper electrical plans to the Promoter for approval.
52. Not to place or take into the lifts, without the prior approval of the ALLOTTEES, any heavy baggage, furniture, heavy articles or other goods.
53. Not to store, stack or lay out any materials, equipment, plant, bins, crates, cartons, boxes or any receptacle for waste or any other item that is or might become untidy, unclean, unsightly or in any way detrimental to the property or the area generally upon any part of the Commercial Unit and/or the said Project ..
54. Put any outdoor unit of air conditioner except at the space allotted by the Promoter to the ALLOTTEES therefor. The air conditioners used inside the Commercial Unit and its technology will have to adhere to the technology requirements of the Promoter and shall not be changed except with the written consent of the Promoter. The wires, pipelines and other connections between the outdoor and the indoor units shall pass only through floor lobby ducts specifically meant and identified thereof by the Promoter.
55. Not to erect or install on the windows of the Commercial Unit or on any panel or glazing any sign device furnishing ornament or object which is visible from outside the Commercial Unit nor to block up, darker, or obstruct or obscure any of the windows or lights belonging to the Commercial Unit or to any part of the Mercantile Building.
56. To keep the Commercial Unit insured for the value thereof and if there be total or partial loss or destruction thereof due to any reason whatsoever, the Promoter shall neither be liable or responsible in any manner thereof nor for any loss or damage that the ALLOTTEES may suffer due to theft pilferage, fire, destruction, leakage, flooding, water-logging or otherwise.

57. Not to store or bring upon any part of the premises or the Mercantile Building and/or Project any arms, ammunition or unlawful goods like gunpowder, saltpeter, kerosene, chemicals, gases or any explosive, combustible or hazardous substance or material.
58. Not to allow any person to stay or reside at the Commercial Unit at night or beyond normal working hours.

(Note: Some portions of the Agreement may be changed for the Commercial Portion)

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

**SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
OWNER IN THE PRESENCE OF:**

**SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
PROMOTER IN THE PRESENCE
OF:**

**SIGNED SEALED AND
DELIVERED BY THE WITHIN
NAMED ALLOTTEES IN THE**

PRESENCE OF:

Skieys Almondreal LLP

Prasanna R

Partner / Authorized Signatory