

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed on this day of ____ Two Thousand and Twenty Five **BETWEEN** (i) **MRS. INDRAWATI JAISWAL** (PAN ____) (AADHAR ____) wife of Suresh Jaiswal, by faith Hindu, by profession Housewife, by nationality Indian, resident of ____ , (ii) **MD. NISAR ALIAS MOHAMMAD NISAR** (PAN ____) (AADHAR ____) son of Kamaruddin, by faith Muslim, by occupation Business, by nationality Indian, residing at ____ , hereinafter collectively referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, administrators, legal representatives and assigns) of the **FIRST PART**

AND

[if the Allottee is a company]

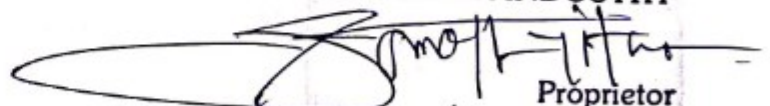
_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

OR

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter

M/S. MITRA INDUSTRY


Proprietor

referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

OR

[If the Allottee is an Individual]

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

OR

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____, aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees). [Please insert details of other allottee(s), in case of more than one allottee] of the **SECOND PART**.

AND

M/S. MITRA INDUSTRIES (PAN _____) a proprietorship firm, having its registered office at 29/1, Ramji Hazra Lane, Howrah 711101, being represented by its sole proprietor

Somnath Mitra, (PAN _____) (AADHAR _____) son of Chiranjan Mitra, residing at 29/1, Ramji Hazra Lane, Howrah 711101, hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the **THIRD PART**;

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

WHEREAS:

- One Jadu Nath Bhattacharya, a Hindu, governed by the Bengali School of Hindu Law, during his lifetime, by right of purchase became the absolute owner of a little more of 2 bigha 17 cottah of land which was then known and numbered as the 124/1 Russa Road South, Kolkata.
- Jadu Nath Bhattacharya during his lifetime, having no male child, made and published his last Will in Bengali, and character on 26th November, 1875, and transferred authority to his first wife Srimati Bhuban Mohini Devi to adopt one male child namely Sri Haripada Bhattacharya, with the consent from this second wife Srimati Sarada Sundari Devi.
- After demise of the said Jadu Nath Bhattacharya, his last will dated 26.11.1875 was duly executed and proved by his widows Srimati Bhuban Mohini Devi and Srimati Sarada Sundari Devi, as they both were jointly appointed as the executrix of the said Will. The District Judge of South 24 Parganas, duly granted probate in favour of both the executrices in Probate Case No. 181 of 1904, under Act V, of 1881.
- The said Srimati Bhuban Mohini Devi and Srimati Sarada Sundari Devi thereafter executed a Bengali Deed of Sale, dated 01st November, 1904, and sold, transferred, and conveyed the said land and premises situated in 124/1, Russa Road South, in favour of one Girish Chandra Mazumdar, against the consideration mentioned therein.

- One Gagan Chandra Ghose paid 1/4th of the consideration as mentioned in the Bengali Deed of Sale, dated 01st November, 1904 for the said purchase. Thereafter, on 08th February, 1911, one agreement was executed by and between the said Girish Chandra Mazumdar and Gangan Chandra Ghose, and by virtue of the said agreement, Girish Chandra Mazumdar retained 2 bigha 8 cottah 4 chitacks and 13 sq.ft. out of the said total land and premises.
- Girish Chandra Mazumdar executed a Patta, being no. 352 of dated 06.02.1914 against consideration in salami and granted Mourasi/Mokarari Lease to Hem Nath Ghosh and others in respect of 15 cottah out of his retained portion. However, the proprietary right of the said 15 cottah was transferred to Durga Kumar Roy Chowdhury.
- Subsequently, a Bengali Deed of Sale was executed by the said Hem Nath Ghosh and others, dated 12th February, 1914, and the proprietary right was purchased from the said Durga Kumar Roy Chowdhury in respect of the said 15 cottahs land then known as Premises No. 1/3, Dhakuria Road (originally numbered as 124/1 Russa Road, South).
- Thereafter, the Calcutta Improvement Trust (CIT) acquired 1 cottah of the said land under its Scheme No. IV A, and the balance 14 cottahs was conveyed by the said Hem Nath Ghosh and others to one Abinash Chandra Mukherjee by a Bengali Deed of Sale dated 21st October, 1921.
- Thereafter the said Abinash Chandra Mukherjee also purchased 2 chitaks of revenue-free land adjoining to his said property from the Calcutta Improvement Trust by a Deed of Sale dated 16th August, 1923, and thereafter amalgamated both the parcels of lands, which were renumbered as Premises Nos. 1/3 and 1/3/5, Lake Road.
- Thereafter Abinash Mukherjee executed one indenture of conveyance dated 21.11.1930 in favor of Nalin Ch. Nandan and transferred the said plot of land numbered as 1/3 Lake Road.
- Abinash Mukherjee executed one indenture of conveyance dated 10.12.1930 in favor of Shibarani Dasi and transferred the said plot of land numbered as 1/3/5 Lake Road vide Deed No. 4550/1930, registered in DR, Alipore, recorded in Book

No. 1, Vol - 107, Pages - 45-52.

- Thereafter Buildings were erected on the said several pieces of lands and premises No. 1/3 Lake Road and on a portion of premises No. 1/3/5 Lake Road. After erection of buildings the premises were re-numbered as 51A Rashbihari Avenue and 51B Rashbihari Avenue and 1A Mysore Road in the record of Corporation of Calcutta. The remaining portion of the premises No. 1/3/5 Lake Road together with the buildings erected thereon was re-numbered as 1B Mysore Road in the record of Corporation of Calcutta.
- One Durga Das filed one Title Suit being TS No. 96 of 1933 on 12.05.1933 before the 1st Sub-Judge Alipore thereby prayed for declaration of absolute ownership, against Nalin Ch. Nandan, Shibarani Dasi and one Monmotho Nath Mukherjee.
- By a Decree dated 25th January, 1936, the said Court declared the said Durga Das as the absolute owner of the properties mentioned in the schedule to the plaint, and further directed the said Nalin Chandra Nandan and Shibarani Dasi to execute a Deed of Release in favour of Durga Das, which was accordingly executed on 3rd June, 1936, being Deed No. 2855 of 1936, thereby vesting absolute title in favour of Durga Das. The said deed was recorded in Book No. 1, Vol - 87, pages 169-177.
- Thereafter Durga Das executed a Deed of conveyance dated 29.11.1949 in favor of one Sardar Prem Singh and one Sardar Peswara Singh, both resident of 51A Rashbihari Avenue and transfer 6 cottah 4 chittak 15½ sq.ft. together with a garage in premises No. 1/B Mysore Road.
- Sardar Prem Singh and Sardar Peswara Singh executed one Sale deed dated 06.07.1956, registered in Sub- Reg. Alipore, being no. 5348/1956, recorded in Book No 1, Vol - 60, pages 211, in favor of Shambhu Nath Kshetry and transferred revenue free land measuring about 4 cottah 24 sq.ft. along with 1 brick boundary walls. Thus, Shambhu Nath Kshetry became the owner of 4 cottah 24 sq.ft. in premises No. 1B Mysore Road.
- Thereafter the said Shambhu Nath Kshetry caused his name to be duly mutated in the records of the Corporation of Calcutta, and the said property was thereupon renumbered as Premises No. 1C, Mysore Road, Kolkata - 700026. And thereafter he constructed a residential three storied building thereon.

- Shambhu Nath Kshetry executed his last Will and Testament on 16th December, 2013, registered in the office of ARA III, recorded in book No. III, CD Vol No. 2 pages from 7515-7522, being No. 1908 of 2013, thereby bequeathing the said premises, including the three-storied building standing thereon, unto his wife Smt. Prasan Lata Kshetry, appointing Smt. Asha Mukherjee (great grand-daughter of Late Shambhu Nath Kshetry) as the executrix of the said Will.
- Thereafter upon the death of the said Shambhu Nath Kshetry on 2nd November, 2015, the said Smt. Asha Mukherjee applied for probate of the said Will before the Ld. 1st Civil Judge (Senior Division), Alipore, in Probate Case No. 302 of 2016, and by Order dated 22nd May, 2017, probate of the said Will was duly granted in favour of Smt. Prasan Lata Kshetry, who thereupon became the lawful owner and possessor of the said property, and mutated her name with the records of KMC on 21.11.2017.
- AND WHEREAS the said Smt. Prasan Lata Kshetry, being seized and possessed as aforesaid, executed a Deed of Sale dated 3rd February, 2022, conveyed and transferred the said property, measuring 4 cottahs 24 chittaks together with the existing 30years old three-storied building thereon, unto and in favour of Smt. Indrawati Jaiswal and Md. Nisar alias Mohammad Nisar. The same was registered in office of DSR III, South 24 Parganas, recorded in Book No. I, Vol 1603-2022, pages - 68743-69782, being no. 01924 of 2022.
- AND WHEREAS the said purchasers have duly caused their names to be mutated in the records of the Kolkata Municipal Corporation on 2nd June, 2022, vide Case No. 0/084/02-JUN-22/136816, and are now the recorded owners thereof.
- Indrawati Jaiswal and Md. Nisar Alias Mohammad Nisar executed one Development agreement dated 04.08.2022, in favour of M/s. Mitra Industry, in respect of the said property in 1C, Mysore Road. The same is registered in ARA II Kolkata, recorded in Book No. I, vol - 1902-2022, pages 329902-329962, being No.9051 of 2022.
- Indrawati Jaiswal and Md. Nisar Alias Mohammad Nisar executed one Power of Attorney for Development dated 17.08.2022, in respect of the said property in 1C, Mysore Road. The same is registered in ARA II Kolkata, recorded in Book No. I, vol - 1902-2022, pages 349159-349189, being No.9675 of 2022.

- AND WHEREAS a Building Plan bearing B.P. No. 2023080131 has been sanctioned by the Kolkata Municipal Corporation on 4th March, 2024, valid up to 3rd March, 2029;
 - The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the units and the building from the KMC. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
 - The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata on _____ under registration No. _;
 - The Allottee had applied for a Unit in the Project and has been allotted the Unit as permissible under the applicable law and of pro rata share in the Common Areas (the Unit hereinafter referred to as the "**Apartment**", more particularly described in **Part II** of Schedule A and the floor plan of the Apartment is annexed hereto and marked as Schedule B.
- A. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Act.
- B. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- C. 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;
- D. In accordance with the terms and conditions set out in this Agreement and as

mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment on ownership basis. **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:

Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment/Plot] as specified herein; The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price") (Give break up and description):

Apartment No. _____	
Type _____	
Floor _____	
Cost of apartment	
Cost of exclusive balcony or verandah areas + service area + AC ledge	
Costs of pro rata share of common area	
Preferential Location Charges	

A. Consideration for the Apartment	
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(Rupees _____ Only)

B. Other Costs : Extra Development Charges (EDC)	
Legal and Documentation Charges	
Association Formation Charges	

Individual Electricity Meter Charges (on actual)	
Price (A+B)	Rs. ___/-

The price of the Apartment including EDC is Rs. _____/- (Rupees _____ only), along with applicable Goods and Services Tax (GST), as may be levied from time to time. Accordingly, the total price payable shall be Rs. _____/- (Rupees _____ only).

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/ Plot];
- (ii) The Total Price above includes applicable Goods and Services Tax (GST), as may be levied from time to time, up to the date of handing over the possession of the [Apartment/Plot]: Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification;
- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a

demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

- (v) The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- (vi) The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ _____% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.
- (vii) It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.
- (viii) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy 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 Allottee within 30 (thirty) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee 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.

Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment/ Plot] as mentioned below:

- (i) The Allottee shall have exclusive ownership of the [Apartment/Plot];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee 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 allottees as provided in the Act;
- (iii) That the computation of the price of the [Apartment/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.
- (iv) It is made clear by the Promoter and the Allottee agrees that the [Apartment/Plot] along with _____ garage/ closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.
- (v) It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely "Haridwar" 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.

- (vi) The Promoter agrees to pay all outgoing before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoing collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoing and penal 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.
- (vii) The Allottee has paid a sum of Rs. (Rupees _____ only) as booking amount being part payment towards the Total Price of the

[Apartment/Plot] at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

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

2. MODE OF PAYMENT

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

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary

formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of

Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any

right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5. TIME IS ESSENCE

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee 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/APARTMENT

The Allottee has seen the specifications of the [Apartment/Plot] and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project _____ in _____ accordance _____ with the said layout plans, floor plans and specifications. 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 _____ [Please insert the relevant laws in force] and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach

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of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said [Apartment/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] on _____ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate

project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee on

terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s)

to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within _____ days of receiving the occupancy certificate* of the Project.

Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

Possession by the Allottee - After obtaining the occupancy certificate* and handing over physical possession of the [Apartment/Plot] to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

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

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

Compensation -

The Promoter shall compensate the Allottee in case of any loss caused to him due to defect in title of the land, on which the project is being developed or has been developed, in the manner

as provided under the Act and the claim for 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 [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; 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 Promoters shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rates specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot].

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (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;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law with respect to the said

- Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
 - (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
 - (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
 - (ix) At the time of execution of the conveyance deed the Promoter shall hand over lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the Allottees;
 - (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
 - (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, renewal fees, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities, including but not limited to the WERERA Authority;
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon

- the Promoter in respect of the said Land and/or the Project;
- (xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

- (i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder. In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:
- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice: Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot]

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

- (i) In case the Allottee fails to make payments for _____ consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been _____ issued notice in that regard, the allottees shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the [Apartment/Plot] in favour of the Allottee and refund the amount of money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Promoter, on receipt of complete amount of the Price of the [Apartment/Plot] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within _____ 3 _____ (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so _____ demanded _____ within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed 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 Allottee. The Allottee 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 BUILDING/APARTMENT/PROJECT

The Promoter shall be responsible to provide and maintain essential services in the

Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the

[Apartment/Plot]. [Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

12. DEFECT LIABILITY

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

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

The Allottee hereby agrees to purchase the [Apartment/Plot] on the specific understanding that his/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 appointed or the association of allottees

(or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of

allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

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

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rule of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the

exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATION SETC. BY ALLOTTEE:

The Allottee is entering into this Agreement for the allotment of a [Apartment/Plot] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee 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/Plot], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Plot]/ at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS:

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE:

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

taken or agreed to take such [Apartment/Plot/Building].

20. APARTMENT OWNERSHIP ACT:

The Promoter has assured the Allottee that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter showing compliance of various laws/regulations as applicable in the State of West Bengal.

21. BINDING EFFECT:

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

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/plot/building, as the case may be.

23. RIGHT TO AMEND:

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

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

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

26. SEVERABILITY:

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

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

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

28. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in ____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____.

30. NOTICES:

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

1. Name of Allottee _____

Address of the Allottee _____

2. Name of Promoter _____

Address of the Promoter

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

31. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to _____ the _____ Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

32. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

3.3 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 referred to Arbitration under the Arbitration and Conciliation Act, 1996. The Arbitral Tribunal shall consist of a sole

Arbitrator to be appointed in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the sole Arbitrator shall not be bound to follow the rules of evidence and shall have summary powers and may make interim orders and Awards, whether interim or final. The Award/Awards made by the Arbitrator shall be final and the parties agree to be bound by the same.

Schedule A
("Said Premises")

~~ALL THAT~~ piece or parcel of land situated at KMC premises no. 1C, Mysore Road (1/C, Mysore Road as in advertently mentioned in the order passed in Probate Case No 302 of 2016), under the jurisdiction of P.S Tollygunge, P.O Kalighat, within the ambit of Kolkata Municipal Corporation, Ward No. 84, Borough 8, having Assessee No. 110841200160, (formerly numbered as 1/3/5 Lake Road, being a portion of 1/3 Dhakuria Road), comprising an area about 4 cottha 0 chitak 24 sq.ft (as per deed no.5348 of 1956), and 4 cottha 0 chitak 20 sq.ft as per actual measurement, be a little more or less, together with all the easement and quasi easements attached with the said premises which is butted & bounded in the manner as follows:

ON THE NORTH	:	3/A, Mysore Road;
ON THE EAST	:	Mysore Road (20 ft wide);
ON THE WEST	:	Desh Bondhu College and Satish Mukherjee Road;
ON THE SOUTH	:	1B, Mysore Road.

~~OR HOWSOEVER OTHERWISE~~ the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

Schedule B
[Apartment and Appurtenances]

- (a) All that the Apartment, being Residential Apartment No. ____ on the ____ floor, in the Project known as "Haridwar" having a carpet area of _____ (____) square feet, more or less plus area of exclusive balcony/open terrace collectively having built up area of ____ sq. ft.. The layout of the Said Apartment is delineated in **Red** colour on the **Plan** annexed hereto and marked as **Annexure "1"**;
- (b) All that the Parking Space, being the right to park 1 (one) medium sized car in the _____, in the _____ admeasuring 135 (one hundred and thirty five) square feet in the _____ level of the Said Complex; **and**
- (c) The Share in Common Areas, being the undivided, impartible, proportionate and variable share and/or interest pro rata share in the Common Areas of the Residential Segment and shared common areas and services described in **Schedule 'C'** below as members of the association, subject to the terms and conditions of this Conveyance.

Schedule C
Payment Schedule

1.	On Application:	05%
2.	Within 30 days from Registration of the Agreement for Sale	20%
3.	On Foundation	15%
4.	On Casting of first floor slab	05%
5.	On Casting of second floor slab	05%
6.	On Casting of third floor slab	05%
7.	On Casting of fourth floor slab	05%
8.	On Casting of roof slab	05%
9.	On brickwork of the said Unit	10%
10.	On laying of flooring of the said Unit	10%
11.	On laying of electrical & plumbing line of the said Unit	10%
12.	Upon completion of the Apartment with registration & possession thereof	05%

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

SIGNED AND DELIVERED BY THE
WITHIN NAMED **OWNERS**:

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____

SIGNED AND DELIVERED BY
THE WITHIN NAMED ALLOTTEE:

(1) Signature _____
Name _____
Address _____

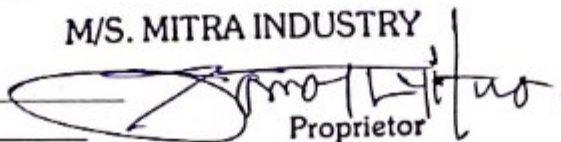
(2) Signature _____
Name _____
Address _____

SIGNED AND DELIVERED BY
THE WITHIN NAMED PROMOTER:

M/S. MITRA INDUSTRY

(1) Signature _____
Name _____
Address _____

(2) Signature _____
Name _____
Address _____


Proprietor