

GDF

GAANGULY DEVELOPMENT & FORTUNE PVT. LTD.

CIN: U42900WB2024PTC273370

Address: Rathtala, Sonamukhi, WB, 722207

PAN: AALCG4894L

To WEST BENGAL REAL ESTATE REGULATORY AUTHORITY,

I, Subhabrata Ganguly, Director of Gaanguly Development & Fortune Private Limited, hereby inform you that in our Agreement for Sale, we have clearly outlined the following schedules in the lower section of the agreement:

- **Schedule A:** Description of the Apartment & Garage along with boundaries in all four directions
- **Schedule B:** Floor Plan of the Apartment
- **Schedule C:** Payment Plan by the Allottee

Additionally, we have provided 34 key points that connect all these points with Schedules A, B, and C. These 34 points are listed below and are provided for the proper understanding and clarity of the customer with the builder.

The 34 points are:

1. Terms
2. Mode of Payment
3. Compliance of Laws Relating to Remittances
4. Adjustment/Appropriation of Payments
5. Time is Essence
6. Construction of the Project/Apartment
7. Possession of the Apartment
8. Representation & Warranties of the Promoter
9. Event of Default & Consequences
10. Conveyance of the Said Apartment
11. Maintenance of Said Building/Apartment/Project
12. Maintenance of the Project (Society)
13. Defect Liabilities
14. Right of Allottee to Use Common Areas and Facilities Subject to Payment of Total Maintenance Charges
15. Right to Enter the Apartment for Repairs
16. Usage
17. General Compliance with Respect to the Apartment
18. Compliance of Laws, Notifications, etc. by Allottees
19. Additional Construction
20. Promoter Shall Not Mortgage or Create Charges
21. Apartment Ownership Act
22. Building Effect
23. Entire Agreement
24. Right to Amend
25. Provisions of this Agreement Applicable on Allottee/Subsequent Allottees
26. Waiver Not a Limitation to Enforce
27. Severability
28. Method of Calculation of Proportionate Share Wherever Referred to in the Agreement
29. Further Assurance
30. Place of Execution
31. Notice
32. Joint Allottees
33. Governing Laws
34. Dispute Resolution

Yours faithfully,

Subhabrata Ganguly

Director, Gaanguly Development & Fortune Private Limited

GAANGULY DEVELOPMENT &
FORTUNE PVT. LTD.

Subhabrata Ganguly
DIRECTOR



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