

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** executed on this ..... day of  
....., 2024, (Two thousand Twenty Four).

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NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Karishma Halder</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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**BY AND BETWEEN**

**(1)SRI KAMAL KUMAR SAHA**, (PAN: BPKPS0775N, Aadhaar No. 3133 9755 5324), son of Late Madhusudan Saha, by faith: Hindu (Indian), by profession: Service, residing at Borokhejuria,P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(2)SRI SAILEN GHOSH**, (PAN: AGJPG6133H, Aadhaar No. 6236 3272 8259), son of Sudhir Chandra Ghosh, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria,P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, hereinafter called the **OWNERS** and / or **INTENDING VENDORS** which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the **FIRST PART**.

**AND**

**NARAYANI CONSTRUCTION**, (PAN:AAUFN8150C), a Partnership Firm, its having registered office at Adconagar, Adisaptagram Station Road, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, represented by its partners : **(1)SRI SAILEN GHOSH**, (PAN: AGJPG6133H, Aadhaar No. 6236 3272 8259), son of Sudhir Chandra Ghosh, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(2)SRI KAUSTAV ADHIKARY**, (PAN: AKGPA2136H, Aadhaar No. 9749 5935 0619), son of Kartick Chandra Adhikary, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(3)SMT. MANJU SAHA**, (PAN: BHHPS9681Q, Aadhaar No. 6561 8311 9459), wife of Sri Ratan

NARAYANI CONSTRUCTION  
*Sailem Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Kartick Adhikary.*  
Partner

NARAYANI CONSTRUCTION  
*Manju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

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Saha, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, Saptagram, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(4)SMT. BARNALI SAHA**, (PAN: DVAPS8575Q, Aadhaar No. 7684 2944 4951), wife of Sri Kamal Kumar Saha, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, Adconagar, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, hereinafter referred to as the **PROMOTER / BUILDER / DEVELOPER** which expression shall unless excluded by or repugnant to the context be deemed to include as the partner's or partner for the time being of the said firm, their heirs, executors, administrators, representatives, survivors and administrators of the last surviving partner and his/her/their assigns of the party of the **SECOND PART**.

**AND**

**(1).....**, (PAN: ....., Aadhaar No. ....), son/daughter/wife of ....., by faith: ..... (Indian), by profession: ....., residing at ....., P.O. ...., P.S. ...., District ....., Pin-.....,

**(2).....**, (PAN: ....., Aadhaar No. ....), son/daughter/wife of ....., by faith: ..... (Indian), by profession: ....., residing at ....., P.O. ...., P.S. ...., District ....., Pin-.....,

hereinafter referred to as the **“ALLOTTEE(S)”** which expression shall unless excluded by or repugnant to the context be deemed to

NARAYANI CONSTRUCTION  
Gailen Ghosh.  
Partner

NARAYANI CONSTRUCTION  
Kamlesh Chakrabarty  
Partner

NARAYANI CONSTRUCTION  
Manju Saha  
Partner

NARAYANI CONSTRUCTION  
Barnali Saha  
Partner

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include his/her/their heirs, executors, administrators, representatives and assigns of the **THIRD PART.**

The Land Owner(s), Promoter and Allottee shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

**A.** WHEREAS all that piece and parcel of Bastu Land admeasuring 0.440 Acre appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly, previously belonged to Sri Nandadulal Mukherjee (having area of 0.215 Acre) and Manjula Mukherjee @ Mukhopadhyay (having area of 0.225 Acre), widow of Late Narayan Chandra Mukhopadhyay.

**B.** AND WHEREAS said Sri Nandadulal Mukherjee transferred his above mentioned property measuring 0.215 Acre in favour of Manjula Mukherjee @ Mukhopadhyay by executing and registering a Deed of Sale dated 07.04.1973 which was registered at the Office of Sub-Registrar, Hooghly Sadar and recorded in Book No.I, Volume No.48, Pages from 145 to 146, being No.3264 for the year 1973.

**C.** AND WHEREAS in the event recited herein above said Manjula Mukherjee @ Mukhopadhyay became the absolute owner of 0.440 Acre of Land appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly.

**D.** AND WHEREAS all that piece and parcel of Kalabagan Land admeasuring 0.10 Acre appertaining to R.S. Dag & L.R. Dag No.

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Partner

NARAYANI CONSTRUCTION  
*Karishma Adhikary.*  
Partner

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Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

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148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly, previously belonged to Narayan Chandra Mukhopadhyay, son of Bilash Chandra Mukhopadhyay.

E. AND WHEREAS said Narayan Chandra Mukhopadhyay died intestate on 10.10.1987 leaving behind his widow Manjula Mukherjee @ Mukhopadhyay, one son namely Sri Gautam Mukherjee and one daughter namely Smt. Swapna Banerjee as his only legal heirs and successors and said legal heirs became the joint absolute owners of 0.10 Acre of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly, left by Narayan Chandra Mukhopadhyay by way of law of inheritance to the extent of undivided 1/3<sup>RD</sup> share each.

F. AND WHEREAS said Manjula Mukherjee @ Mukhopadhyay while in possession of 0.440 Acre of Bastu Land appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49 and 0.0334 Acre of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, both are under P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly, died intestate on 18.07.1996 leaving behind her said one son namely Sri Gautam Mukherjee and one daughter namely Smt. Swapna Banerjee as her only legal heirs and successors and said legal heirs became the joint absolute owners of above mentioned properties left Manjula

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NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Kamlesh Chatterjee</i> Partner	NARAYANI CONSTRUCTION <i>Manju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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Mukherjee @ Mukhopadhyay by way of law of inheritance to the extent of undivided 1/2 share each.

**G.** AND WHEREAS in the event recited herein above said Sri Gautam Mukherjee and Smt. Swapna Banerjee became the joint absolute owners of 0.440 Acre of Bastu Land appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49 and 0.10 Acre of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, both are under P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly .

**H.** AND WHEREAS said Sri Gautam Mukherjee for himself and as a Constituted Attorney (Vide General Power of Attorney being No.0143 dated 24.04.2013 registered at the office of D.S.R.-I) of Smt. Swapna Banerjee, jointly transferred a scrap of Bastu Land (marked as Lay-out Plot No.3) measuring 3 Cottahs 15 Chittaks appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Hooghly in favour of Sri Sailen Ghosh, hereinafter referred to as the "Owner No.2", by executing and registering a Bengali Deed of Sale dated 11.12.2014 which was registered at the Office of D.S.R.-I, Hooghly and recorded in Book No.I, CD Volume No.29, Pages from 4004 to 4017, being No.09787 for the year 2014.

**I.** AND WHEREAS said Sri Gautam Mukherjee for himself and as a Constituted Attorney (Vide General Power of Attorney being No.0143 dated 24.04.2013 registered at the office of D.S.R.-I) of Smt. Swapna Banerjee, jointly transferred a scrap of Bastu Land

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NARAYANI CONSTRUCTION  
*Sailen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Adhikary.*  
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Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner



(marked as Lay-out Plot No.4) measuring 2 Cottahs 8 Chittaks 20Sq.ft. appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49 AND 1 Cottah 6 Chittaks 25 Sq.ft. of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, both are under P.S. Mogra, District Sub-Registry Office : Hooghly, A.D.S.R. Office, Chinsura Sadar, District Hooghly in favour of Sri Kamal Kumar Saha, hereinafter referred to as the "Owner No.1", by executing and registering a Bengali Deed of Sale dated 11.12.2014 which was registered at the Office of D.S.R.-I, Hooghly and recorded in Book No.I, CD Volume No.29, Pages from 4047 to 4060, being No.09790 for the year 2014.

**J.** AND WHEREAS said Sri Gautam Mukherjee for himself and as a Constituted Attorney (Vide General Power of Attorney being No.0143 dated 24.04.2013 registered at the office of D.S.R.-I) of Smt. Swapna Banerjee, jointly transferred a scrap of Bastu Land (marked as Lay-out Plot No.1) measuring 3 Cottahs 15 Chittaks appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Hooghly in favour of Sri Sailen Ghosh, hereinafter referred to as the "Owner No.2", by executing and registering a Bengali Deed of Sale dated 15.12.2014 which was registered at the Office of D.S.R.-I, Hooghly and recorded in Book No.I, CD Volume No.30, Pages from 143 to 156, being No.09879 for the year 2014.

**K.** AND WHEREAS said Sri Gautam Mukherjee for himself and as a Constituted Attorney (Vide General Power of Attorney being

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No.0143 dated 24.04.2013 registered at the office of D.S.R.-I) of Smt. Swapna Banerjee, jointly transferred a scrap of Bastu Land (marked as Lay-out Plot

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Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

No.2) measuring 3 Cottahs 15 Chittaks appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Hooghly in favour of Sri Kamal Kumar Saha, hereinafter referred to as the "Owner No.1", by executing and registering a Bengali Deed of Sale dated 15.12.2014 which was registered at the Office of D.S.R.-I, Hooghly and recorded in Book No.I, CD Volume No.30, Pages from 157 to 170, being No.09880 for the year 2014.

**L.** AND WHEREAS in the event recited herein above (mentioned in Col Nos.H & J) said Sri Sailen Ghosh, became the absolute owner of 7 Cotthas 14 Chittaks of Bastu Land appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49, P.S. Mogra, District Hooghly AND recited herein above (mentioned in Col Nos.I & K) said Sri Kamal Kumar Saha became the absolute owner of 6 Cotthas 7 Chittaks 20 Sq.ft. of Bastu Land appertaining to R.S. Dag & L.R. Dag No. 43/375 under L.R. Khatian No.132 within the ambit of Mouza Borokhejuria, J.L. No.49 and 1 Cottah 6 Chittaks 25 Sq.ft. of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, both are under P.S. Mogra, District Hooghly and effected mutation in their names in respect of their respective properties in the office of B.L & L.R.O, Mogra-Chinsurah .

**M.** AND WHEREAS said Sri Kamal Kumar Saha filed an application before the Ld. B.L & L.R.O, Mogra-Chinsurah praying for

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conversion of his 1 Cottah 6 Chittaks 25 Sq.ft. of Kalabagan Land appertaining to R.S. Dag & L.R. Dag No. 148 under L.R. Khatian No.79 within the ambit of Mouza Trishbigha, J.L. No.50, both are under P.S. Mogra, District Hooghly and perused the records and being heard the said application, being No.

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Partner

NARAYANI CONSTRUCTION  
*Kamlesh Chatterjee*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner



CN/2022/0601/239, Ld. B.L & L.R.O, Mogra-Chinsurah have pleased enough to pass the necessary order directing to change the classification of Land as ‘KALABAGAN’ to ‘BASTU’ vide Memo No. .... dated .....

N. AND WHEREAS the owners have now absolutely seized and possessed of or otherwise well and sufficiently entitled to all that land as described in the “A” schedule of property.

O. AND WHEREAS the Owners have acquired absolute title in respect of their respective property specifically mentioned in the Schedule “A” below has been owning and possessing the same by paying rent and taxes to the proper authorities and have clear marketable title to the said property and the said property is free from all sorts of encumbrances Charges, liens, lispends, attachment, trust whatsoever and that the Owners/Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL that the said property.

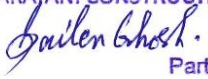

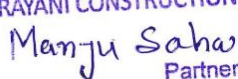
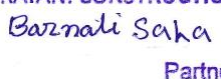
P. AND WHEREAS the owners or the parties of First Part have decided to Develop the said property and to construct Multistoried Building comprising of several Flats and Commercial units but owing to the problem of the owners to personally undertake the matter of construction of the proposed multistoried building, the owners decided to develop the property through a reputed Developer.

Q. AND WHEREAS the Developer in the name and style of

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**NARAYANI CONSTRUCTION**, (PAN:AAUFN8150C), a Partnership Firm, its having registered office at Adconagar, Adisaptagram Station Road, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, have approached and requested the Owners /Vendors to allow them to develop the said property and

 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner
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after proper negotiations, the Owners /Vendors agreed to grant the Developer exclusive right to develop the said property by constructing new multistoried buildings thereupon in accordance with the plan sanctioned by Hooghly Zilla Parishad and the Owners /Vendors agreed to grant the Developer exclusive right to develop the said property by constructing new multistoried buildings thereon in accordance with the plan sanctioned by Hooghly Zilla Parishad and an DEVELOPMENT AGREEMENT was executed between the Owners /Vendors and Developer to that effect on 31.03.2023 which was registered at the Office of D.S.R.-I, Hooghly and recorded in Book No.I, CD Volume No.0601-2023, Pages from 56799 to 56832, being No.060103048 for the year 2023.

**R.** AND WHEREAS the Owners/Vendors the of the Land have appointed their Constituted Attorney **NARAYANI CONSTRUCTION**, (PAN:AAUFN8150C), a Partnership Firm, its having registered office at Adconagar, Adisaptagram Station Road, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, represented by its partners : **(1)SRI SAILEN GHOSH**, (PAN: AGJPG6133H, Aadhaar No. 6236 3272 8259), son of Sudhir Chandra Ghosh, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(2)SRI KAUSTAV ADHIKARY**, (PAN: AKGPA2136H, Aadhaar No. 9749 5935 0619), son of Kartick Chandra Adhikary, by

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faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(3)SMT. MANJU SAHA**, (PAN: BHHPS9681Q, Aadhaar No. 6561 8311 9459), wife of Sri Ratan Saha, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, Saptagram, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, **(4)SMT. BARNALI SAHA**, (PAN: DVAPS8575Q, Aadhaar No. 7684 2944 4951), wife

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Partner

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*Barnali Saha*  
Partner

of Sri Kamal Kumar Saha, by faith: Hindu (Indian), by profession: Business, residing at Borokhejuria, Adconagar, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, by executing a **GENERAL POWER OF ATTORNEY** dated 31.03.2023 which was registered at the Office of .D.S.R.-I. Hooghly and recorded in Book No. I, CD Volume No. 0601-2023, Pages from 56978 to 56998 being No.060103051 for the year 2023 authorising them to act as their Constituted Attorneys for the purpose of execution of the development work on the Schedule property or any part thereof and to represent themselves before all competent authority including entering into Agreement for sale with the intending Purchaser(s) and obtain payment accordingly.

S. The Said Land is earmarked for the purpose of building a residential –cum-commercial project, comprising 1/2/3 multistoried apartment buildings and 1/2/3 Block of the said project shall be known as “.....(Project name).....”;

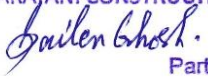

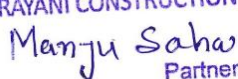
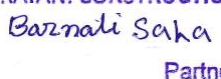
T. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

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U. The Hooghly Zilla Parishad has granted the Building Plan Being No. .... dated ....., and Permission certificate to develop the Project vide approval No. HU15HZIP84 dated 27.02.2023.

V. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, from W.B. Apartment Ownership Act. 1972. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section ..... of the Act and other laws as applicable;

 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner
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W. The Promoter has applied for registration of the Project under the provisions of the Real Estate Regulation and Development Act, 2016 (the 'RERA Act') with the West Bengal Real Estate Regulatory Authority at Kolkata on ..... under registration No X.

X. The Allottee had applied for an apartment in the Project vide application No. NIL dated NIL and has been allotted apartment No. ....having carpet are of .....Sq.ft. type..... floor in block No..... and Car Parking Space/Garage being No....., Block No....., having Covered area of ..... Sq.ft of .....(Project No)..... along with proportionate share of common parking, as permissible under the applicable law and of pro rata share inthe common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

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

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Z. Additional details;

(i). Regular water supply from Saptagram Gram Panchayet, will be done after words, till then supply is made through TAP line and tube well/submersible, allottee is fully aware of this fact and this shall not be treated as deficiency in services.

(ii) Apartment maintenance charges of Rs. ..../- per month shall be applicable after completion certificate is obtained for the building as decided by RWA. For maintenance of the complex before the handover, Society security deposit Rs. ..../- shall be paid.

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Halder*  
Partner

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Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

(iii) That if the allottee wishes to sell or transfer the said flat to any other third party before the registration of the said flat, the allottee will have to pay .....% of the collector value of the flat to the PROMOTER and take NOC from the PROMOTER before any such transfer.

(iv) After possession of the FLAT/Car Parking Space the allottee shall not disturb any of the internal and the external walls, columns, beams, elevations etc. without prior written permission from the PROMOTER.

(v) 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;

(vi) 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 Car Parking all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

(vii) In accordance with the terms and conditions set out in this

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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] as specified in para G.

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

#### 1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in para G.

1.2 The Total Price for the Apartment along with Car Parking based

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Karishma Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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on the carpet area is Rs.....as basic plus  
GST @1% amounting to Rs..... amounting to  
Rs.....(Rupees ..... ) only.

1.3 Excluding GST& Registration Charges

Block/Building/Tower No._____, Apartment No._____, Type _____, Floor _____	Area (Sq.ft.)	Rate per Sq.ft. (Rs.)	Value (Rs.)
Cost of Apartment (Carpet Area)			
Cost of exclusive Balcony or Varandah areas & Cup Board			
Cost of exclusive open terrace area			
Proportionate cost of common areas			
Cost of Car Parking Space/Garage			
Preferential location charges			
Total price excluding GST (in Rupees)			
GST @1%			
Total price including GST (in Rupees)			
Maintenance charges			
Corpus Fund			
Legal Charges			
Grand Total Price(in Rupees)			

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Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner



Provide breakup of the amounts such as cost of apartment, cost of exclusive balcony or veranda areas, cost of exclusive open terrace areas, proportionate cost of common areas, preferential location charges, taxes, maintenance charges as per para 11 etc., if/as applicable. [AND]

Covered parking charges are nil. Common, Covered and open parking has been provided as per sanctioned plan approved by Hooghly Zilla Parishad.

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment.

(ii) The Total Price above does not include Taxes (consisting of tax paid or payable by the Promoter by way of Taxes and Cess or Value Added Tax, Service Tax, Stamps Duty, Registration Fees, Other legal expenses and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the

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Promoter, by whatever name called) up to the date of handing over the possession of the apartment/plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate: Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall, be increased/reduced based on such change / modification: Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee;

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment

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demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, and firefighting equipment in the common areas, maintenance.

(v) charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

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1.4 The Total Price is escalation-free, save and except increases, which the Allottee hereby agrees to pay, due to increase because 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. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

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1.5 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C (“Payment Plan”).

1.6 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 proponed. 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.

1.7 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 herein at Schedule ‘D’ and Schedule ‘E’ (which shall be in conformity with the

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advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.8 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building 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 reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when suchan excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from

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the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.9 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee

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shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;

- (iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment, as the case may be.

1.10 It is made clear by the Promoter that the common areas and common two wheeler parking space will remain indivisible and the same cannot be remarketed

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in any manner in future in respect of any Flat/Shop/Unit. Only the Flat owners will be entitled to keep their two wheeler (One vehicle per Flat) in the said two wheelers in the common parking. 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

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only for use and enjoyment of the Allottees of the Project.

1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings 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 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 there for by such authority or person.

1.12 The Allottee has paid a sum of Rs.\_\_\_\_ including GST @1% as part booking amount by \_\_\_\_\_ of being part payment towards the Total Price of the Apartment/ Car Parking space at the time of application.

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

Provided that if the allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate of \_\_\_ per month.

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#### 1.13 MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of “**NARAYANI CONSTRUCTION**” payable at Adisaptagram.

#### 2. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

2.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under 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 the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve

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

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2.2 The Promoter accepts no responsibility in regard to matters specified in para 2.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

### 3. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

4. TIME IS ESSENCE: The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment/ Car Parking to the

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Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

#### 5. CONSTRUCTION OF THE PROJECT/ APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan,

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payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Hooghly Zilla Parishad and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

#### 6. POSSESSION OF THE APARTMENT:

6.1 Schedule for possession of the said Apartment - The Promoter agrees and understands that timely delivery of possession of the Apartment/ Car Parking Space to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project as mentioned in Schedule “D” and “E” in place on end of .....(date

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of delivery of possession), with a grace period of Six Months 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

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entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature, which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee 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.

6.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate\* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of Completion certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of Completion certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions,

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formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The

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promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

6.3 Failure of Allottee to take Possession of Apartment - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession.

6.4 within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

6.5 Possession by the Allottee - After obtaining the Completion certificate and handing over physical possession of the Apartment 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 Allottees or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

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

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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

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balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

6.7 Compensation – The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; 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 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 rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due.

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment/ Car Parking Space, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

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## 7. 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 restraining order passed by any Court of law or Authority with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment/ Car Parking Space 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/Car Parking Space 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;

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- (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/Car Parking Space 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/ Car Parking Space to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment and Car Parking Space to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject 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, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment/ Car Parking Space, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order,

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(xiii) 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.

## 8. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

8.2 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 interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in

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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 and Car Parking Space, along with interest at the rate

(iii) prescribed 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 prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment and Car Parking Space, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

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

(i) In case the Allottee fails to make payments for 2 consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the [Apartment/Plot] in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

#### 9. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment and Car

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Parking Space as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the Completion certificate\* and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour until payment of stamp duty and registration charges to the Promoter is made by the Allottee.

#### 10. MAINTENANCE OF THE SAID BUILDING / APARTMENT /

##### PROJECT:

For the period between the handing over of possession to the respective Flat owner and the taking over by the association of allottees, the Flat owners will bear the costs by themselves and in case of any delay for formation of association, the promoter will not be liable/responsible.

##### 11. 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

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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.

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

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking 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.

**13. USAGE:**

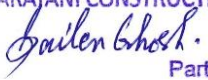

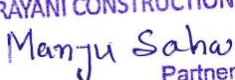
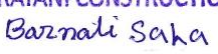
Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the .....(Project name)....., shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump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

**14. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

14.1 Subject to para 12 above, the Allottee shall, after taking

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 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner
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possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or the Car Parking Space, 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 Car Parking Space keep the Apartment and Car Parking Space, 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.

14.2 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 any where on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

14.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible

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for any loss or damages arising out of breach of any of the previously mentioned conditions.

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Holmberg.*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner



15. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

16. 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, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(is) and disclosed, except for as provided in the Act.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and Car Parking Space 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.

18. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE):

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the WEST BENGAL APARTMENT OWNERSHIP ACT.

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19. 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

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Adhikary.*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

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 Additional District Sub-Registrar Hooghly Sadar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

#### 20. 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.

#### 21. RIGHT TO AMEND:

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Halder*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

against and by any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

### 23. WAIVER NOT A LIMITATION TO ENFORCE:

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

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

### 24. SEVERABILITY:

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

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extent necessary to conform 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.

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

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Adhikary.*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

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

26. FURTHER ASSURANCES:

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

27. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter’s Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Saptagram 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 Additional District Sub-Registrar at Hooghly Sadar. Hence this Agreement shall be deemed to have been executed at Saptagram.

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28. 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) Mr. ....( Name of Allottee)  
..... (Allottee Address)

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Kamlesh Chakrabarty.</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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2) Mrs. .... ( Name of Allottee)  
....., (Allottee Address)

**AND**

**NARAYANI CONSTRUCTION**, (PAN:AAUFN8150C), a Partnership Firm, its having registered office at Adconagar, Adisaptagram Station Road, P.O. Adconagar, P.S. Mogra, District Hooghly, Pin-712121, It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

**29. JOINT ALLOTTEES:**

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

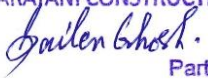

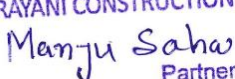
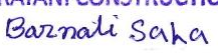
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**30. SAVINGS:**

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

**31. GOVERNING LAW:**

 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner
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That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

### 32. DISPUTE RESOLUTION:

All or any 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.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under.]

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

### SCHEDULE 'A' - LAND SCHEDULE ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

District: Hooghly, District Sub-Registry Office: Hooghly, A.D.S.R. Office & P.S. Chinsurah:

1. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 7(Seven) Cottahs 14 (Fourteen) Chittaks or 0.130 Acre (be the same or a little more less) appertaining to R.S. Dag & L.R. Dag No,43/375 (Forty Three BUTA

 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner	 NARAYANI CONSTRUCTION Partner
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Three hundred Seventy Five) under L.R. Khatian No.779, (formerly L.R. Khatian No.132) and identified by Lay-out Plot Nos. 1 & 3, with the ambit of Mouza: Borokhejuria, J.L. No.49.

2. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 6(Six) Cottahs 7 (Seven) Chittaks 20 (Twenty) Sq.ft. or 0.107 Acre (be the same or a little more less) appertaining to R.S. Dag & L.R. Dag No,43/375 (Forty Three BUTA Three hundred Seventy Five) under L.R. Khatian No.642, (formerly L.R. Khatian No.132) and identified by Lay-out Plot Nos. 2 & 4(Part), with the ambit of Mouza: Borokhejuria, J.L. No.49.

3. ALL THAT piece and parcel of Bastu Land admeasuring and aggregate area of 1(One) Cottahs 6 (Six) Chittaks 25 (Twenty Five) Sq.ft. or 0.0023 Acre (be the same or a little more less) appertaining

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to R.S. Dag & L.R. Dag No,148 (One hundred Forty Eight) under L.R. Khatian No.642, (formerly L.R. Khatian No.79) and identified by Lay-out Plot No. 4(Part), with the ambit of Mouza: Trishbigha, J.L. No.50.

Entire amalgamated Property, butted and bounded by:

North : Property of Ranjit Bhattacharjee.

South : 20 Feet wide Road.

East : 10 Feet wide Common Passage.

West : Property of Swapan Chakraborty & Chandra Goswami.

#### SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

One Flat having carpet area of \_\_\_ Sq.ft. in the \_\_\_\_\_ Floor.

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Karishma Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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Block:\_\_\_\_\_

Apartment No. \_\_\_\_\_

BUTTED AND BOUNDED BY:

North :

South :

East :

West :

One Car Parking Space/Garage having covered area of \_\_\_\_ Sq.ft. in the Ground Floor.

Block No:

One Car Parking Space/Garage No. \_\_\_\_\_

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SCHEDULE ‘C’ - PAYMENT PLAN

SCHEDULE OF PAYMENT	Amount
Down payment (Booking/Agreement) upto 20% of the total price of the Flat and Car Parking Space	
Next 30% on Completion of Plinth Ground level of the total price of the Flat/Car Parking Space	
Next 10% on Completion of 1 <sup>st</sup> floor slab of the total price of the Flat/Car Parking Space	
Next 10% on Completion of 2 <sup>nd</sup> floor slab of the total price of the Flat/Car Parking Space	
Next 7.5% on Completion of top slab of the total price of the Flat/Car Parking Space	

NARAYANI CONSTRUCTION  
*Gaillen Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Karishma Halder*  
Partner

NARAYANI CONSTRUCTION  
*Mangju Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner

Next 10% on Brick Work/Plaster of the total price of the Flat/Car Parking Space	
Next 7.5% on flooring/plumbing of the total price of the Flat/Car Parking Space	
Balance before 7 days of Possession of the total price of the Flat/Car Parking Space	

SCHEDULE ‘D’ - SPECIFICATIONS, AMENITIES, FACILITIES  
(WHICH ARE PART OF THE APARTMENT)

Structure:

RCC Frame

Walls:

Internal: All internal walls of 125 mm thick red brick finished with reputed brand putty, External: All walls of 200 mm thick red brick

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finished with Weather proof exterior finishing paint of reputed brand.

Flooring:

Vitrified tiles flooring in bed room, leaving room and balcony, Toilet and Kitchen

– Tiles.

Electricals:

Concealed ISI copper conductor flexible wire and modular switches of reputed brand. Internet point in Living room. Geyser, micro oven, aqua guard connecting

Kitchen :

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Kaustubh Halder</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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Cooking Platform with Black Stone structure, granite top table, Stainless Steel sink, reputed brand glazed tiling up to 3’-0 inch” height from cooking table.

Toilets:

Tiles floor, Wall tiles up to door height of reputed brand.

CP bath fitting of ISI standard, reputed brand.

Sanitary fittings of ISI standard, reputed brand, all white.

Doors:

Salwood door frame with flush door shutters finished with C. P. teak laminated board, duly polished one side. Wooden paneled polished main door.

PVC door at Toilet/WC

Windows:

Aluminium sliding/casement windows with smoke glass shutters.

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SCHEDULE ‘E’ - SPECIFICATIONS, AMENITIES, FACILITIES  
(WHICH ARE PART OF THE PROJECT)

Lift:

Lift premium quality

Water supply:

24 hrs. Water supply through overhead tank for sufficient storage & supply.

Community Hall:

..... Floor Community Hall.

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Karishma Halder</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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Security:

24 hrs. High security.

Rain water harvesting

Concrete roads and pathways, LED Street lights.

Well electrification, ..... lifts in the block ....., ..... Lift in block ..... with power back up.

Well-equipped CCTV camera

Video Door Phones.

Roof top Open Air Gym.

Roof top Party Lawn.

Cont.P/45

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**SIGNED, SEALED AND DELIVERED**  
**BY THE WITHIN NAMED VENDORS /**  
**LAND OWNERS AND THE DEVELOPERS**  
**IN THE PRESENCE OF WITNESSES:**

1.

2.

---

NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner	NARAYANI CONSTRUCTION <i>Karishma Halder</i> Partner	NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner	NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner
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SIGNATURE OF THE VENDORS  
/ LAND OWNERS

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

Cont.P/46

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MEMO OF CONSIDERATION

**RECEIVED** by the within named **VENDOR / DEVELOPER** from the within named **PURCHASER(S)**, the sum of **Rs. ....../-(Rupees .....**) **only** out of total consideration of Rs...../-(Rupees ..... ) only as under:-

Cheque/DD No.	Dated	Bank & Branch	Amount (Rs.)

NARAYANI CONSTRUCTION  
Gailen Ghosh.  
Partner

NARAYANI CONSTRUCTION  
Kamlesh Chakrabarty  
Partner

NARAYANI CONSTRUCTION  
Manju Saha  
Partner

NARAYANI CONSTRUCTION  
Barnali Saha  
Partner




**WITNESSES:**

1.

2.

\_\_\_\_\_

**SIGNATURE OF THE VENDOR(S)  
/ LAND OWNER(S)**

\_\_\_\_\_  
**SIGNATURE OF THE DEVELOPER**

Drafted by \_\_\_\_\_  
Advocate  
Chandernagore Court

Comp. Print by/Typed by  
Chandernagore Court .

<div>NARAYANI CONSTRUCTION <i>Gaillen Ghosh.</i> Partner</div>	<div>NARAYANI CONSTRUCTION <i>Karishma Halder</i> Partner</div>	<div>NARAYANI CONSTRUCTION <i>Mangju Saha</i> Partner</div>	<div>NARAYANI CONSTRUCTION <i>Barnali Saha</i> Partner</div>
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