

AGREEMENT FOR SALE

This Agreement for Sale (Agreement) executed on this _____ (date) day of _____ (Month), 20____.

By and Between

- (1) **AAR SHREE INTERSTATE PRIVATE LIMITED**, (PAN: **AADCA4537C**), a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 2 Middleton Row, 2nd Floor, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata 700071. **AND**
- (2) **KALPANA SHREE INTERSTATE PRIVATE LIMITED** (PAN: **AABCK7787L**), a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 2 Middleton Row, 2nd Floor, Flat No. 7, P.S. Shakespeare Sarani, P.O. Park Street, Kolkata 700071;

represented by their Authorised Representative _____; hereinafter referred to as the "Owners" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their successors or successors-in-interest and assigns)

AND

PARK CHAMBERS LIMITED (PAN: **AABCP5792Q**), a Company incorporated under the Companies Act, 1956 having its Registered Office at South City Business Park, 11th Floor, 770, Anandapur, near Fortis Hospital, Adarsha Nagar, Kolkata – 700107, P.O. E.K.T. and P.S. Anandapur; represented by its Authorized Representative Mr. _____ (Aadhaar No. _____) authorized vide resolution dated _____; hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns);

AND

[If the Purchaser is a company]

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

AND

[If the Allottee is a company]

_____ (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or the Companies Act, 2013 as the case may be], having its registered office at _____ (PAN _____), represented by its authorized signatory, (Aadhaar 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, and permitted assigns).

For PARK CHAMBERS LIMITED



Director

[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 _____, (Aadhaar No. _____) duly authorized vide hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____ (Aadhaar 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 assigns).

[OR]

[If the Allottee is a HUF]

Mr. _____ (Aadhaar 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 mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators, successors-in-interest and permitted assigns).

(Please insert details of other allottee(s) in case of more than one allottee)

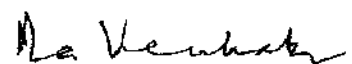
AND

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

WHEREAS:

- A. The Owners are the lawful and absolute owners of **ALL THAT** piece or parcel of Mokarari land having permanent tenure admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet (more or less) together with structures admeasuring 23995 square feet (more or less) comprised in and known and numbered as Municipal Premises No. 381 Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park Kolkata – 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation (formerly a portion of Tollygunge Municipal premises No. 183B, Prince Anwar Shah Road, Kolkata 700068) comprised in Plots No. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of C.S. Plots No. 710 and 711 Khatian No. 643 and also portion of C.S. Dag No. 706, Khatian No. 640, J.L. No. 39, R.S. No. 42 within Touzi No. 151 of the Collectorate of Twenty Four Parganas, Mouza Asokpur, Pargana Khaspur,

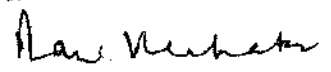
For **PARK CHAMBERS LIMITED**


Authorized Signatory

Sub-Registry Alipore, District South 24 Parganas (formerly 24 Parganas) as per the details described in **Part I of Schedule 'A' ("Said Land")**. The details of the manner of the Owners acquiring title to the Said Land is set out in Part III of Schedule A hereunder written.

- B. By a Development Agreement dated 15th July, 2023 entered into by and between the Owners and the Promoter which has been registered in the Office of the District Sub-Registrar-II, South 24-Parganas at Alipore in Book No.I, Volume No. 1602-2023, Pages 351669 to 351721, being Deed No. 160210288 for the year 2023 ("**Development Agreement**") the Owners agreed to permit the Developer to develop the Project Land inter alia on the terms and conditions morefully contained therein. Further By a Development Power of Attorney dated 15th July 2023, executed by the Owners registered at the Office of the District Sub-Registrar-II, South 24-Parganas at Alipore in Book No.I, Volume No. 1602-2023, Pages 352296 to 352324, being Deed No. 160210334 for the year 2023 the said Owners have granted Power of Attorney in favour of Park Chambers Limited (the Promoter herein) to act as their constituted attorney through its named representatives Mr. Vedant Sureka and Mr. Sajal Kumar Bose as also any other person as the Company may authorize in addition to or substitution of the said named representatives.
- C. The Said Land is earmarked for the purpose of building a residential project comprising multistoried apartment building(s) and the said Project shall be known as **The Quartet ("PROJECT")**. After making the necessary gifts to the Kolkata Municipal Corporation for sanction of Building plan the land now available for the Project admeasures 1 Bigha 18 cottahs 4 chittacks and 16.42 square feet square feet which is morefully and specifically described in **Part II of Schedule A ("PROJECT LAND")**
- D. The Promoter has now decided to construct and/or commence construction of the multi-storied Building(s) (**PROJECT**) on the Project Land.
- E. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Project Land on which the Project is to be constructed.
- F. Notice of commencement under the Municipal Rules was submitted vide letter dated _____ by Architect of the Project intimating the date of commencement as _____.
- G. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project including the Project and also the apartment from Kolkata Municipal Corporation vide Building Permit No. 2024100279 dated 28th March 2025. The Promoter agrees and undertakes that it shall not make any changes to the approved plans to the extent relating to the Project except in strict compliance with section 14 of the Act and other laws as applicable.
- H. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') and the West Bengal Real Estate (Regulation and Development) Rules, 2021 (hereinafter referred to as the 'said Rules') under the Registration No. _____ dated _____.
- I. The Allottee had applied for an apartment in the Project vide application dated _____ and has been allotted apartment no _____ having Built Up Area of _____ Square feet and Carpet Area of _____ Square feet along with balcony having a carpet area of _____ Square feet, Type _____, on _____ floor in Tower _____. ("Building") along with pro rata share in the common areas ("Common Areas") as defined under clause (m) of section 2 of the Act (hereinafter referred to as the "**Designated Apartment**") more particularly described in **Part IV of Schedule 'A'** and the floor plan of the Designated apartment is annexed hereto and marked as **Schedule 'B'**). An indicative specification is given in **Part V of Schedule 'A'**.
- J. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

For PARK CHAMBERS LIMITED


Director

- K. The additional disclosures/details agreed between the parties are contained in **Schedule 'D'** to **Schedule 'H'** hereto.
- L. 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.
- M. 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;
- N. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Owners and the Promoter hereby agree to sell and the Allottee hereby agrees to purchase the Designated Apartment and the parking (if applicable) as specified in para H.
- II 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 Designated Apartment as specified in para H.
- 1.2** The Total Price for the Designated Apartment and appurtenances based on the carpet area is **Rs. _____ (Rupees _____)** as per particulars contained in Part VI of Schedule A and GST Amount is **Rs. _____** totalling to **Rs. _____ (Rupees _____)** as per particulars contained in Part VII of Schedule A ("**Total Price**"):
- Explanation:*
- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Designated Apartment;
- (ii) The Total Price above includes Taxes payable by the Allottee and also include taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. and Cess or any other similar taxes which may be levied, in *connection* with the construction of the Project payable by the Promoter, by whatever name called) up to the date of sale deed and/or handing over the possession of the Designated Apartment to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate.
- Provided that in case there is any change / modification in the Taxes payable by the allottee, 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 in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within 30 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 of Designated Apartment includes *pro rata* share in the Common Areas, facilities and amenities described herein at Schedule "E".
- 1.3** The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay or due to increase on account of development charges payable to the competent authority and/or any

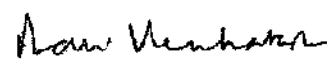
For PARK CHAMBERS LIMITED

Nav. Venkatesh
Director

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 unless the increase is attributable to any act or omission of the Allottee or unless the increase is for the period prior to such completion/registration.

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule "C" ("Payment Plan").
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments at such rate of percentage per annum if so and as may be mutually agreed between the Promoter and Allottee for the period by which the respective installment has been preponed. The provision, if any agreed, for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1.6 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 "E" (which shall be in conformity with the advertisement, prospectus etc.) in respect of the apartment without the previous written consent of the Allottee as per the provisions of the Act.
- 1.7 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after construction of the building is complete and the completion certificate (or such other certificate by whatever name called issued by the competent authority) for the respective building where Designated Apartment is situated 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 beyond 3% of the area specified herein, then the Promoter shall refund the excess money paid by Allottee for the area found to be reduced beyond 3% of the carpet area within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was found to have been paid by the Allottee. If there is any increase in the carpet area, the Promoter shall not demand any amount for upto 3% increase over the carpet area. In the event of the excess carpet area being greater than 3% of the carpet area allotted to the Allottee the Promoter shall recover from the Allottee the price for the area in excess beyond 3% of the carpet area agreed to be provided by the Promoter to the Allottee as per the next milestone of the Payment Plan as provided in Schedule "H". All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.
- 1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Designated Apartment as mentioned below.
 - (i) The Allottee shall have exclusive ownership of the Designated Apartment.
 - (ii) The Allottee shall also have undivided proportionate share in the Common Areas as members of the Association. 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 Owners, Promoter, other co-owners, 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.

For PARK CHAMBERS LIMITED


Director

- (iii) That the computation of the price of the Designated Apartment includes recovery of price of land, construction of [not only the Designated Apartment but also proportionately] the Common Areas, internal development charges as per agreed specifications, external development charges as per agreed specifications, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with plaster of paris, tiles, doors, windows, fire detection and firefighting equipment in the common areas and includes cost for providing initial infrastructure necessary for the facilities, amenities and specifications to be provided within the Designated Apartment and the Project;

- 1.9 It is made clear by the Promoter and the Allottee agrees that the Designated Apartment 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 Project 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.
- 1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the Designated Apartment to the Allottee, which it has collected from the Allottee, 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 Designated Apartment and created by the Promoter). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan (taken by the Promoter) and interest thereon before transferring the Designated Apartment to the Allottee, 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 therefor by such authority or person.
- 1.11 The Allottee has paid a sum of Rs. _____ (Rupees _____) being part payment towards the Total Price of the Designated Apartment until the time of agreement the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Designated 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 prescribed in the Rules.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by any relevant applicable construction milestones (except in cases of rebate in installments as per clause 1.5), the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan in Schedule 'C' [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable)] in favour of _____, Type of Account: Current Account, Bank: _____, IFSC Code: _____, Branch: _____, payable at Kolkata. Further on registration with RERA authority to such RERA account, if any as may be time to time intimated by the Promoter. The Owners and the Promoter shall apportion their respective shares in the amounts amongst themselves as mutually agreed between them.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modification(s)

For PARK CHAMBERS LIMITED

Nav. Venkatesh

Director

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

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

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

5. TIME IS ESSENCE:

Time is the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handover the Designated Apartment to the Allottee and the Common areas to the Association of the Allottees after receiving the completion certificate (or such other certificate by whatever name called issued by the competent authority) for the respective building where Designated Apartment is situated. 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 approved in Schedule C (Payment Plan)

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Designated Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [as per relevant Schedules to 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 facilities, amenities 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 Kolkata Municipal Corporation Act, 1980 in its Building Rules and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the this Agreement and the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE DESIGNATED APARTMENT:

7.1 Schedule for possession of the said Designated Apartment-

For PARK CHAMBERS LIMITED

Kan. Venkatesh

Director

The Promoter agrees and understands that timely delivery of possession of the Designated Apartment to the allottee and the common areas of the Building as per Schedule E 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 Designated Apartment along with ready and complete common areas within the Project with all specifications, amenities and facilities forming part of the Project in place within _____ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature or other exigency 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 Designated 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.

- 7.2 **Procedure for taking possession** - The Promoter, upon obtaining the completion certificate (or such other certificate by whatever name called issued by the competent authority) for the respective building where Designated Apartment is situated from the competent authority shall offer in writing the possession of the Designated Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of such completion certificate as stated above, Provided that, in the absence of local law, the delivery of possession and execution of conveyance deed in favour of the allottee shall be simultaneously carried out by the Promoter within 3 months from the date of issue of completion certificate Provided the Allottee takes such possession and pays the Total Price, Stamp duty, registration charges etc., and gets the conveyance registered in his favour. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be, with effect from the date of issuance of the completion certificate (or such other certificate by whatever name called issued by the competent authority)/deemed date of handing over of possession as per offer for handover by the Promoter for the Designated Apartment. The Promoter shall hand over the copy of the said completion certificate of the Designated Apartment, as the case may be, to the Allottee at the time of conveyance of the same.

7.3 **Failure of Allottee to take Possession of Designated Apartment-**

Upon receiving a written intimation from the Promoter as per Para 7.2, the Allottee shall within the period mentioned in such intimation take possession of the Designated 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 Designated Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2 and all taxes and outgoings relating to the Designated Apartment and for all damages to the Designated Apartment and/or other parts of the building.

- 7.4 **Possession by the Allottee** - After obtaining the completion certificate (or such other certificate by whatever name called issued by the competent authority) for the respective building where Designated Apartment is situated and handing over physical possession of the Designated Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary

FOR PARK CHAMBERS LIMITED

Nav Venkatesh

Director

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:

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

Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount (i.e. 10% of the Total Price) paid for the allotment. The balance amount of money paid by the allottee (other than Taxes paid by the allottee and /or the Promoter on behalf of the Allottee) shall be returned by the Promoter to the Allottee within 45 days of such cancellation.

- 7.6 **Compensation** The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, and which defect was known to the Promoter and the Promoter had willfully not disclosed the same to the Allottee 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.

7.6.1 Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Designated 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 the Promoter in respect of the Designated Apartment, 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 Designated Apartment.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The Owners have absolute, clear and marketable title with respect to the Project Land; the Promoter has requisite rights to carry out development upon the Project Land and the Owners have absolute, actual, physical and legal possession of the Project Land with license to the Promoter to carry out the Project thereon;
- (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 Designated Apartment and appertaining share in Project Land or in the Project;
- (iv) There are no litigations presently pending before any Court or law or Authority with respect to the Project or the Designated Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and Designated Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Owners/Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, Building and Designated Apartment and common areas;

For PARK CHAMBERS LIMITED

Nav Verman

Director

- (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 Owners/Promoter have 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 Project Land including the Project and the said Designated Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Owners/Promoter confirms that the Owners/Promoter are not restricted in any manner whatsoever from selling the said Designated Apartment 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 Designated Apartment to the Allottee and the common areas to the association of Allottees upon the same being registered 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 proportionate share (attributable to the Designated Apartment) thereof till the period mentioned in the intimation to the allottee to take possession of the designated apartment along with use of common areas (equipped with all the specifications, amenities and facilities) which shall be handed over to the association of Allottees when registered or the competent authority, as the case may be;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the Project Land and/or the Project.
- (xiii) The property is not a waqf property and is not affected by any trusts or debutters.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1 Subject to the *force Majeure* clause, the Promoter shall be considered under a condition of Default, in the following events:
- (i) Promoter fails to provide ready to move in possession of the Designated 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 or extended by the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in 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 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.

For PARK CHAMBERS LIMITED

Nav Venuhatah
Director

9.2 In case the Allottee complies with his obligations under this Agreement and there is Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments linked to construction milestones 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 provided that this clause shall not be applicable if the payment by the Allottee is not construction linked; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within 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 the possession of the Designated Apartment, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

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

- (i) In case the Allottee fails to make payments for consecutive two 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 two consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Designated Apartment 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: Such refund shall not include any amount paid by the allottee on account of Taxes paid by the allottee and subject thereto the allottee shall, at his own costs and expenses, execute all necessary documents required by the Promoter in this regard.

10. CONVEYANCE OF THE SAID APARTMENT:

The Owners and the Promoter, on receipt of Total Price of the Designated Apartment as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Designated Apartment together with proportionate indivisible share in the Common Areas within the Project within 3 months from the date of issuance of the completion certificate (or such other certificate by whatever name called issued by the competent authority) for the respective building where Designated Apartment is situated to the Allottee:

However, in case the Allottee fails to deposit the stamp duty and/or registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the said 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 the Indian stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies) and the Allottee shall in such event also be deemed to be under condition of default under clause 7.3 and 9.3 above.

For PARK CHAMBERS LIMITED

11. MAINTENANCE OF THE BUILDING / APARTMENT / PROJECT:

Nav Vemhatre
Director

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 Allottees. The cost of such maintenance shall be payable by the Allottee separately in addition to the Total Price of the Designated Apartment.

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 by the Allottee within a period of 5 (five) years from the date of completion certificate and/or partial completion certificate of the building in which the Designated Apartment is situated, as the case may be, 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 Provided That the obligation or liability of the Promoter shall not arise if the defect has arisen owing to act or omission of the Allottee or Association of Allottees and/or any other person or if the portion alleged to have the defect has already been altered before the Promoter is able to view the same or if the related annual maintenance contracts and other licenses are not validly maintained by the association of allottees.

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

The Allottee hereby agrees to purchase the Designated Apartment on the specific understanding that his/her right to use of Common Areas shall be **SUBJECT TO** timely payment of total maintenance charges as determined and thereafter billed by the maintenance agency appointed by 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 right of unrestricted access of all Common Areas, garages/closed 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 Designated Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas if any located within the Project The Quartet shall be ear-marked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, Pump rooms, maintenance and service rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans for the Building Complex. 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(s) of Allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

- 16.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to comply with the HOUSE RULES as per Schedules hereto and maintain the Designated 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 Designated Apartment, or the common areas including staircases, lifts, common passages, corridors, circulation areas, atrium (if any) or the compound which may be in violation of

For PARK CHAMBERS LIMITED

Ran. Venkatar
Director

any laws or rules of any authority or change or alter or make additions to the Designated Apartment and keep the Designated Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

- 16.2 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 façade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Designated 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 Designated Apartment.

- 16.3 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 for any loss or damages arising out of breach of any of the aforesaid conditions.

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

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

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Designated Apartment and if any such mortgage or charge is made or created then notwithstanding any 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 Designated Apartment.

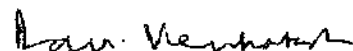
20. APARTMENT OWNERSHIP ACT:

The Promoter has assured the Allottees that the project in its entirety may in due course be submitted in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter showing compliance of the said 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 (specify the address of the Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled

For PARK CHAMBERS LIMITED



Director

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 Designated Apartment.

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 Designated Apartment and the Project and/or the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Designated Apartment, in case of a transfer, as the said obligations go along with the Designated Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

- 25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan [Schedule 'C'] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the 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.
- 25.2 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.

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 provisions of the Agreement unless the same are capable of having been agreed by the parties and/or consented to by the Allottee shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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 payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Designated Apartment bears to the total carpet area of all the Apartments 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

For PARK CHAMBERS LIMITED

Ran Venkatar

Director

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 completed 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 Kolkata 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 District Sub-Registrar II South 24 Parganas at Alipore, Kolkata. Hence this Agreement shall be deemed to have been executed at Kolkata

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 First/ Sole Allottee or the Promoter by Registered Post at their respective addresses specified below:

Name of Allottee: _____

Correspondence Address of the Allottee: _____

Email: _____, Contact No.: _____

Name of the Promoter: **Park Chambers Limited**

Address: South City Business Park, 11th Floor, 770, Anandapur, near Fortis Hospital, Adarsha Nagar, Kolkata – 700107, P.O. E.K.T. and P.S. Anandapur, West Bengal, India.

Email: _____ Contact: 033 _____

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 to consider 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 Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. 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 under the Adjudicating Officer appointed under the Act.

34. The other terms and conditions as per the contractual understanding between the parties have been incorporated in the Schedules hereto.

For PARK CHAMBERS LIMITED

Ran Venkatesh
Director

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, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

ALLOTTEE (including Joint Allottee, if any):



Signature _____

Name : _____

Address: _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

OWNER:

Signature: _____

Name: _____

Address: _____

Kolkata- _____, West Bengal, India



SIGNED AND DELIVERED BY THE WITHIN NAMED

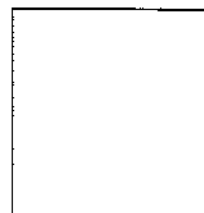
PROMOTER:

Signature _____

Name: _____

Address: _____

At _____ on _____ in the presence of:



WITNESSES:

1. Signature _____

2. Signature _____

For PARK CHAMBERS LIMITED

Ran Neuhater

Date: _____

Name _____

Name _____

Address _____

Address _____

SCHEDULE 'A'**Part I****(SAID LAND)**

ALL THAT piece or parcel of Mokarari land having permanent tenure admeasuring about 2 Bighas 1 cottah 4 chittacks and 20 square feet (more or less) together with structures admeasuring 23995 square feet (more or less) comprised in and known and numbered as Municipal Premises No. 381 Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park Kolkata – 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation (formerly a portion of Tollygunge Municipal premises No. 183B, Prince Anwar Shah Road, Kolkata 700068) comprised in Plots No. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of C.S. Plots No. 710 and 711 Khatian No. 643 and also portion of C.S. Dag No. 706, Khatian No. 640, J.L. No. 39, R.S. No. 42 within Touzi No. 151 of the Collectorate of Twenty Four Parganas, Mouza Asokpur, Pargana Khaspur, Sub-Registry Alipore, District South 24 Parganas (formerly 24 Parganas) butted and bounded by:

On the North: By Premises No. 3/20, 391/69 and 3/19 Poddar Nagar comprised in Plot No.86

On the South: By KMC Road;

On the East: By KMC Road;

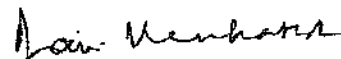
On the West: By KMC Road;

Part II**(PROJECT LAND)**

ALL THAT piece or parcel of Mokarari land having permanent tenure admeasuring about 1 Bigha 18 cottahs 4 chittacks and 16.42 square feet (more or less) comprised in and known and numbered as Municipal Premises No. 381 Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park Kolkata – 700068 having Assessee No. 210930905537 within the local limits of Ward No. 093 of the Kolkata Municipal Corporation (formerly a portion of Tollygunge Municipal premises No. 183B, Prince Anwar Shah Road, Kolkata 700068) comprised in Plots No. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of C.S. Plots No. 710 and 711 Khatian No. 643 and also portion of C.S. Dag No. 706, Khatian No. 640, J.L. No. 39, R.S. No. 42 within Touzi No. 151 of the Collectorate of Twenty Four Parganas, Mouza Asokpur, Pargana Khaspur, Sub-Registry Alipore, District South 24 Parganas (formerly 24 Parganas).

Part III

For PARK CHAMBERS LIMITED

(CHAIN OF TITLE)


- A. By an Indenture of Conveyance dated 11th August, 1941 executed by and between the Calcutta Credit Corporation Ltd. [therein described as the 'Vendor'] and Smt. Munni Devi [therein described as the 'Purchaser'] registered in the office of the District Registrar, 24-Parganas, Alipore and recorded in Book No. 1, Volume - 29 at pages 276 to 289 thereof and numbered as Deed No. 1596 for the year 1941, the aforesaid Calcutta Credit Corporation Ltd. sold, granted, conveyed,

Director

transferred, assigned and assured unto and in favour of the said Smt. Munni Devi **ALL THAT** the piece and parcel of Mokarari land held in permanent tenure right in Poddar Park containing by measurement an area of 2 (two) bighas 1 (one) cottah 4 (four) chittaks and 20 (twenty) Square Feet situate lying at and being a portion of Tollygunge Municipal Premises No. 183-B, Prince Anwar Shah Road, Calcutta and which is now known numbered and described as Municipal Premises No. 381, Prince Anwar Shah Road, Kolkata [Poddar House] within the local limits of the erstwhile Tollygunge Municipality [now comprised in the Kolkata Municipal Corporation] morefully mentioned and described in the schedule thereunder written [hereinafter referred to as the '**Subject Property**']

- B. Smt. Munni Devi died on 11th May, 1955 after making and publishing her Last Will and Testament dated 1st January, 1955 whereby and whereunder she appointed Janki Prasad Poddar and Hanuman Prasad Poddar as the Joint Executors to her said Last Will and Testament.
- C. In terms of the said Last Will and Testament, the Subject Property, which is now known, numbered and distinguished as premises No. 381, Prince Anwar Shah Road, Kolkata was bequeathed unto and in favour of her two grandsons, namely, Suresh Kumar Neotia and Vinod Kumar Neotia in equal share.
- D. Upon the death of Smt. Munni Devi on 11th May 1955, the executors named in the Last Will and Testament of Smt. Munni Devi, i.e. Janki Prasad Poddar and Hanuman Prasad Poddar, applied for probate of the Last Will and Testament of Smt. Munni Devi before the Hon'ble High Court at Calcutta, and probate thereof was granted to the said joint executors by the Hon'ble High Court at Calcutta on 6th July 1956 and issued to them on 10th July, 1956.
- E. By a Deed of Release dated 31st August, 1956 registered in the office of the Registrar of Assurances, Kolkata in Book No. I, Volume No. - 100 at pages 289 to 292 and numbered as Deed No. 41100 for the year 1956, the said joint executors of the Last Will and Testament of Smt. Munni Devi, since deceased namely, Janki Prasad Poddar and Hanuman Prasad Poddar assented to the legacy contained in the said Last Will and Testament of Smt. Munni Devi, since deceased, in respect of the Subject Property unto and in favour of Suresh Kumar Neotia and Vinod Kumar Neotia, the named beneficiaries therein.
- F. By an Indenture dated 31st March, 1973, Vinod Kumar Neotia sold, transferred, conveyed, assigned and assured his undivided half share in premises No. 381, Prince Anwar Shah Road, Kolkata unto and in favour of Suresh Kumar Neotia at and for the consideration mentioned therein. The said Indenture was registered in the office of the Registrar of Assurances, Kolkata and recorded in Book No.1, Volume-94 at Pages 22 to 32 and numbered as Deed No.1890 of 1973.
- G. By an Indenture dated 27th April, 1984, the aforesaid Suresh Kumar Neotia sold, transferred, conveyed, assigned and assured unto and in favour of Kalpana Shree Interstate Private Limited the demarcated eastern, western and southern portions of Municipal Premises No. 381, Prince Anwar Shah Road, Kolkata measuring 19 cottahs 11 chittaks and 20 Square Feet as demarcated in the map and/or plan annexed to the said conveyance. The Indenture dated 27th April, 1984 executed in favour of Kalpana Shree Interstate Private Limited was registered in the office of the Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 21 at pages 25 to 40 and numbered as Deed No. 4789 of 1984.
- H. By a further Indenture also dated 27th April, 1984 the aforesaid Suresh Kumar Neotia sold, transferred, conveyed, assigned and assured unto and in favour of Aar Shree Interstate Private Limited the demarcated north, east and west portions of the said premises No. 381, Prince Anwar Shah Road, Kolkata admeasuring 1 bigha 1 cottah 9 chittaks more or less together with the brick built building and the structures thereon as demarcated in the map and/or plan annexed to the said conveyance. The Indenture dated 27th April, 1984 executed in favour of Aarshree Interstate Private Limited was recorded in Book No.1, Volume 21 at Pages 41 to 63 and numbered as Deed No. 4790 of 1984.

For PARK CHAMBERS LIMITED

Nav Nienham

Director

- I. Post execution of the Development Agreement and in the process of sanction of the Building Plan two corner splay deeds and a deed gifting a strip of land to the Kolkata Municipal Corporation have been executed as per the following Particulars:
- a. Deed of Gift of Corner Splay admeasuring $2.813M^2 = 30.28$ square feet dated 19th September 2023 which has been registered in the Office of the District Sub-Registrar II, South 24 Parganas at Alipore which has been registered in Book No. I, Volume No. 1602-2023, Pages 468199 to 468209 being No. 160213465 for the year 2023.
 - b. Deed of Gift of Strip of Land admeasuring $195.131M^2 = 2100.39$ square feet dated 5th August 2024 which has been registered in the Office of the District Sub-Registrar II, South 24 Parganas at Alipore which has been registered in Book No. I, Volume No. 1602-2024, Pages 378473 to 378489 being No. 160211156 for the year 2024.
 - c. Deed of Gift of Corner Splay admeasuring $3.057M^2 = 32.91$ square feet dated 11th February 2024 which has been registered in the Office of the District Sub-Registrar II, South 24 Parganas at Alipore which has been registered in Book No. I, Volume No. 1602-2025, Pages 73518 to 73530 being No. 160201865 for the year 2025.
- J. Upon execution of the said Deeds of Gift the Project Land available for the Project now admeasures 1 Bigha 18 cottah 4 chittack 16.42 square feet.

Part IV

(DESIGNATED APARTMENT)

ALL THAT the flat being Unit No. _____, Type _____, containing a carpet area of _____ Square feet more or less along with balcony with a carpet area of _____ Square feet more or less and a total built-up area (including Balcony) _____ Square feet more or less on the _____ floor of the Building to be constructed on the Project Land.

Part V

(SPECIFICATION)

Flooring	Living/Dining/All Bedrooms/Kitchen/Verandah	Vitrified Tiles
	Toilets	Anti-skid Tiles

For PARK CHAMBERS LIMITED
Nan Venkatesh

Director

Walls	Living/Dining/All Bedrooms/Kitchen/ Verandah / Service Verandah	RCC Peripheral wall/ Internal Walls with AAC Blocks with Putty Finish
	Toilets	Wall Tiles from Floor to False Ceiling
Doors	Frame	Engineered Wood
	Main Door	Flush Door with Polished Veneer Finish
	Bedrooms	Flush Door with Both Side Veneer (Raw)
	Kitchen/ Bathroom	Flush Door with One Side Veneer (Raw)
	Service Door	Flush Door with Both Side Painted
Electricals	Switches	Modular Switches
	Wires	Concealed Copper Wiring
	Geyser and Exhaust Fan	Provision of installing Geyser & Exhaust Fan
Windows		Powder Coated Glazed Aluminum casement Window
Sanitary ware	Wash Basin/WC/CP Fittings	Jaquar/ Kohler or equivalent
Hardware		Branded Locks and Hardware of Reputed make
Air conditioning		Provision for installing VRV System
Common Floor Lobby	Ground Floor	Flooring Vitrified Tiles
		Granite/ Stone Lift facia clading in
		Well decorated air-conditioned lobby with reception desk & waiting area
	Upper lift Floors lobbies	Vitrified Tiles
	Staircase	Vitrified Tiles
External wall		Polymer Paint
Lift		4 nos. high speed automatic lifts of OTIS/ Kone or equivalent make
Water Treatment		Filtration plant for iron Removal
Power Backup		100% power back up for all common amenities and facilities
		Limited Power Back up for Flats (at extra cost)
Security		24X7 CCTV surveillance for Common Areas
		Intercom connectivity flat to main security
Fire Fighting		Statutory fire fighting arrangement

1. As the wall finishes are 'putty finish over raw surface' and Not Pata Finish, minor flaws relating to edge finish, undulation etc. may be present. Hence 'anything which can be rectified during painting work, should not be considered as defects'.

For PARK CHAMBERS LIMITED

San. Menhanda

Director

2. Vitrified Tiles and Granite are heterogeneous materials containing veins, fissures and with tonal differences. Because of firing, slight variation from the standard color is unavoidable for Vitrified Tiles. There will be color and markings caused by their complex mineral composition and incorporated impurities. As such, it is impossible to guarantee homogeneity.
3. Granite slabs are pre-polished before laying and care will be taken for their installation. However, granite being a hard material cannot be re-polished after installation. Hence, some imperfections may be seen at the joints. Although the vitrified and granite tiles/slabs are cut and produced by available standards of workmanship and machinery, the surfaces of these materials are not perfectly straight or flat and it is not always possible to avoid the resultant gaps/voids formed beneath the vitrified and granite tiles/slabs after installation. The tonality and pattern of vitrified or granite selected and installed shall be subject to availability.
4. Dimensions shown in the brochure are all 'structural dimensions' and not 'finished dimensions'. The carpet area has been calculated based on structural dimensions only.
5. Warranty of equipment will be provided for manufacturing defects only and not for mishandling of equipment.
6. The brand(s) and model(s) of equipment, sanitary wares, fittings, accessories and other appliances to be supplied by the Vendor may be changed subject to availability.
7. Throughout the execution of all items of work including flooring material, doors, aluminum etc., the relevant norms and standard of existing relevant Indian Standard Code shall be followed.

PART VI

(PRICE)

Price of Flat:	Rs.
Extra Development Charges (EDC includes Transformer, Electrical Infrastructure, Generator etc.)	Rs.
PART VII	
(GST)	
GST on Price of Flat @ 5%	
GST on EDC @ 18%	
TOTAL	

SCHEDULE-B (FLOOR PLAN)

For PARK CHAMBERS LIMITED

Don Venkatesh
Director

SCHEDULE C
(PAYMENT SCHEDULE)

Payment Plan	Percentage (Apartment Price)	Percentage (EDC)	Due Within
On Booking	10%		
On Execution of the Sale Agreement	10%		15 days
On completion of Casting of Ground floor roof Slab of the Building	10%		15 days
On completion of Casting of 3rd floor roof Slab of the Building	10%		15 days
On completion of Casting of 5th floor roof Slab of the Building	10%		15 days
On completion of Casting of 7th floor roof Slab of the Building	10%		15 days
On Completion of 80% of the internal Block Work of the Building	10%		15 days
On completion of 80% of the Windows of the Building	10%		15 days
On completion of 80% of the Windows of the Building		50%	15 days
On completion of 80% of the Flooring work of the Building	10%		15 days
On Application of Occupancy Certificate for the Building	5%		15 days
On Obtaining Occupancy Certificate for the Building	5%		15 days
On Obtaining Occupancy Certificate for the Building		50%	15 days

Maintenance Deposit of Rs.per sq. ft. with applicable GST on Built Up Area and Rs./- per sq. ft. on Built Up area on account of Sinking Fund with applicable GST at the time of offering of apartment for Possession.

SCHEDULE D

DISCLOSURES, ACKNOWLEDGMENTS & NECESSARY TERMS:

- I. **DEFINITIONS:** Unless, in this agreement, there be something contrary or repugnant to the subject or context:
1. "this agreement" shall mean the Agreement and Schedules all read together.
 2. "Co-owners" shall insofar as the Project is concerned mean (a) all the allottees of Units in the Project excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Owner/Promoter, shall mean the respective Owner and/or Promoter and insofar as the Project is concerned mean (a) all the allottees of Units in the Project excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect

For PARK CHAMBERS LIMITED

Nav. Venkatar

Director

of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Owner/Promoter, shall mean the respective Owner and/or Promoter;

3. "Sanctioned plan" shall mean the plan sanctioned by the Kolkata Municipal Corporation vide Permission No. _____ dated _____ and include additions/ alterations made thereto subject to compliance of the Act.
4. "Other exigencies" shall include Acts of Government, Statutory Body etc., strike, riot, mob, air raid, order of injunction or otherwise restraining or suspending development or construction at the Project Land or the Project Land or in obtaining connections of the water, drainage, electricity or other connections by the Court of Law, Tribunal or Statutory Body.
5. "Scheduled date" shall mean the date of completion of the project as per registration with the Authority and include the extension of registration, if any, granted to the said project by the Authority, as per the Act.
6. "Maintenance in-charge" shall upon formation of the Association and its taking charge of the acts relating to the Common Purposes mean the Association and until then mean the Promoter.
7. "Common Purposes" shall mean the purposes of managing maintaining up-keeping and security at the Project and in particular the Common Areas, Parking Spaces and Facilities, Amenities and Specifications, rendition of common services in common to the Co-owners and, collection and disbursement of the Common Expenses (morefully described in Schedule 'E') and dealing with the matters of common interest of the Co-owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common.
8. Gender: words importing masculine gender shall according to the context mean and construe any other gender and vice versa.
9. Number: words importing singular number shall according to the context mean and construe the plural number and vice versa.
10. All payments shall be made by the Allottee against proper receipts by the Promoter and the Allottee shall not be entitled to claim nor to set up any other evidence regarding the payment
11. The Tax Deductible at Source under the Income Tax Laws shall, if applicable be deducted by the Allottee on the consideration payable to the Promoter and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law. The Promoter or the Owners shall not be liable in any manner whatsoever in case of default on the part of the Allottee in depositing such TDS.
12. The Promoter has been empowered and authorized under the Development Agreement to receive all amounts from the Allottee. The Promoter and the Owner shall apportion their respective entitlements in terms of the Development Agreement or as they may mutually agree and the Allottee shall have no concern therewith. Further the Promoter has also been empowered and authorized under the Development Agreement to receive the entire Extra Development Charges and Deposits from the Allottee and the Allottee has satisfied himself about such rights of the Promoter.
13. The sanctioned plan relates to the Project which shall be developed by the Promoter.

For PARK CHAMBERS LIMITED

Nav. Venkatesh
Director

14. The Project shall contain certain Common Areas, Facilities and Amenities as detailed in Schedule E hereunder written. The Allottee shall have the right to use such Common Areas Facilities and Amenities in common with the Owners, the Promoter and other Co-owners of the Project, Allottees of the Project and other persons permitted by the Promoter. Save those expressed or intended by the Promoter to form part of the Common Areas, no other part or portion of the said Building or the Project shall be claimed to be part of the Common Areas by the Allottee either independently or in common with any other Co-owner.
15. The Project contains parking spaces as per sanctioned plans ("Car Parking Areas"), which are not forming part of the amenities and facilities mentioned in Schedule E hereunder written and which can be used for parking "Parking Areas". For a regulated and disciplined use of these spaces, the Promoter has reserved rights to identify the use of parking spaces by the Allottees in these Parking Areas exclusively to the Allottees who need the same and apply for the same. The Allottee agrees and undertakes not to raise any dispute or objection in respect of identification of parking made by the Other Allottees in respect of the Parking Areas nor to disturb the use of the identified parking space by the concerned allottee.
16. In case the Promoter intends to make additions and alterations to the Building Plans without affecting the Designated Apartment or reducing the amenities and facilities mentioned in Schedule E, the Promoter shall take consent of the Allottee at the appropriate time if and to the extent required under the Act and such consent shall not be unreasonably withheld.
17. The Allottee acknowledges and confirms that the Promoter shall have the exclusive rights and benefits in respect of all or any additional construction, addition or alteration that may be available at any time in future at or for the Project and/or the Project or any of them Provided that the Promoter shall make any such additional construction upon obtaining approval of plans by Kolkata Municipal Corporation and /or any other competent authority as applicable and upon complying with the applicable provisions of the Act and/or Rules.
18. Upon construction of the Buildings the Promoter shall finally identify and demarcate portions of the common amenities and facilities in the Project including the driveway, pathway and passage, services and installations for common use and also such areas which are reserved for parking and for any other use.
19. Deposit and GST : As part of the Total Price, the Allottee shall also pay to the Promoter the following Deposits: The Allottee shall also pay and deposit and keep deposited the amounts on the following heads:-
 - a. A sum of Rs./- per square feet towards Sinking Fund Deposit.
 - b. The Allottee shall deposit and/or keep deposited with the Promoter as and by way of Maintenance Deposit, a sum of Rs./- per square feet.
 - c. Goods and Services Tax if applicable on the above.
20. The Deposit made by the Allottee with the Promoter as above shall be held by the Promoter as interest free security deposit which shall be transferred to the Association by the Promoter.
21. The Deposits shall be made by the Allottee to the Promoter before taking possession of the Designated Apartment and within 15 days of receiving Intimation for possession from the Promoter.
22. In the event of there being money payable by the Allottee towards maintenance charges at the time of transfer of the Sinking Fund Deposit and Maintenance Deposit to the Association of Owners of

For PARK CHAMBERS LIMITED

Law Venkatesh

Director

Apartments in the Project, the dues of the Allottee shall be adjusted against the Maintenance Deposit and if such Deposit is not sufficient, then, out of the Sinking Fund. In such event the Allottee shall be under an obligation to restore and replenish the Sinking Fund and the Maintenance Deposit by making payment of the adjusted sum with the Association of Owners of Apartments in the Project.

23. The refund and/or payment of any amount by the Promoter to the Allottee in terms of this agreement may be made by the Promoter by depositing the amount in the bank account of the Allottee as per the details already provided by the Allottee in the Application for allotment of the Designated Apartment and the same shall be and be deemed to be sufficient discharge of the Promoter in respect of payment of such amount.
24. **Fittings & Fixtures:** Except those provided by the Promoter, all fitouts to be put-up, erected and installed at or inside the Designated Apartment including the interior decoration shall be done and completed by the Allottee at its own costs and expenses. In doing and carrying out the said fitout works, the Allottee shall be obliged to do all works in a good and workman-like manner and without violating any laws, rules or regulations of the Kolkata Municipal Corporation, National Building Code and Fire rules and others and with minimum noise and without causing any disturbance or annoyance to the other Co-owners. The Allottee shall ensure that there shall be no stacking of debris or materials in any Common Areas and there shall be regular clearing of all debris arising out of the Fitout works. The Allottee hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in anyway damage or destroy the beams and columns on the floor, ceiling and walls of the Designated Apartment. The Allottee shall be responsible for all consequences, loss of life and property, damages or accidents that may occur due to breach or default on the part of the Allottee while carrying out any fitout or other activity.
25. The Promoter may use alternative similar substitutes in respect of any item of the specifications, fixtures, fittings or amenities morefully mentioned in the Part IV of Schedule A and Schedule E hereto.
26. The Allottee shall not in any manner cause any objection obstruction interference impediment hindrance or interruption at any time hereafter in the construction, addition, alteration and completion of construction of or in or to the Project or any part thereof by the Promoter due to any reason whatsoever (including and notwithstanding any temporary obstruction or disturbance in his using and enjoying the Designated Apartment and/or the Common Areas).
27. Nothing contained in this Agreement shall affect or prejudice the right of either party to sue the other for specific performance of the contract and/or damages for any default of the other party.
28. The Owners/Promoter would convey proportionate undivided indivisible share in the Common Areas in favour of the Allottee and if the laws for the time being in force otherwise requires such sale to be carried out in favour of the Association, then such sale shall be carried out in favour of the Association, to which the Allottee hereby agrees.
29. The ownership and enjoyment of the Designated Apartment by the Allottee shall be Subject to the observance, fulfilment and performance of the terms and conditions of the Agreement as also the House Rules as stipulated in Schedule 'F' hereto.
30. The Allottee may only after a period of 12 months from the date of execution of this agreement and that too upon taking prior written consent of the Promoter and against payment of a sum equivalent to 1% of the Consideration Amount (excluding Extra Development Charges and Taxes) plus applicable GST [**'Nomination Fee'**] hereunder or at which the Designated Apartment is purchased by the nominee, whichever be higher, in advance to the Promoter, get the name of his nominee

For PARK CHAMBERS LIMITED

Ran. Venkatesh

Director

substituted in his place and stead in the records of the Promoter as the Buyer of the Designated Apartment subject to there being no restriction or prohibition under the laws for the time being in force and subject to the nominee expressly agreeing to accept and acknowledge the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. Any such nomination shall be at the risk and costs of the Allottee and/or the nominee and all stamp duty and registration charges, legal fees and charges and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the Allottee or its nominee. Any tax, duty, imposition or levy including Income Tax or Goods and Service Tax arising due to any nomination by the Allottee shall be payable by the Allottee or its transferee but the Owners or the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Owners or the Promoter or to which the Owners or the Promoter are likely to become liable owing to any such nomination or related transactions, the same shall be payable by the Allottee to the Owners and/or the Promoter and the Promoter may not give any consent to any such nomination or transfer without the receipt of such payment. The Allottee shall not, however, be entitled to assign or transfer this agreement for a period of twelve months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Apartment at any time until all the amounts, charges, outgoings, and dues payable by the Allottee to the Promoter in respect of the Designated Apartment are fully paid up and a No Dues certificate is obtained by the Allottee from the Promoter.

31. In case CESC/Any other Electric Supply Authority as applicable fails to provide individual meter to the Allottees of the Designated Apartments or provide HT connection (Bulk supply) to the said Project then the Allottees shall make payment of Electric Consumption charges including GST as applicable as per bills to be raised by the Promoter or the Association of Allottees upon formation as per consumption recorded in the electricity Sub-Meter to be provided by the Promoter and Association of Allottees upon formation as per the tariff applicable for procurement of such facility by the Promoter or the Association of Allottees upon formation as the case may be together with applicable charges for distribution of the electricity to individual inclusive of Electricity losses, if any and Allottees shall not raise any objection regarding the rate of charges for providing such services.

32. AREA:

Carpet Area of Unit: The carpet area for the Designated Apartment or any other Unit shall mean the net usable floor area of such Unit, excluding the area covered by the external walls, areas under services shafts, and exclusive balcony but includes the area covered by internal partition walls of the Unit.

Balcony Area: The net usable area of the exclusive covered balcony/ies (if any) attached to the Unit.

Open Terrace Area: The net usable area of the exclusive open space attached to the Designated Apartment if granted to the Allottee.

Built-up Area: The built-up area for the Designated Apartment or any other Unit shall mean the Carpet Area of such Unit and Balcony area and 50% (fifty percent) of the area covered by those external walls which are common between such Unit/Balcony and any other Unit/Balcony and the area covered by all other external walls of such Unit/Balcony.

Unit Area for CAM: For the purpose of payment of the proportionate Common Expenses and maintenance charges by the Allottee, the area shall be the Built-up Area or any other parameter as may be specified in the West Bengal Apartment Ownership Act, 1972.

33. In case the Allottee, with the prior written consent of the Promoter, obtains any housing loan or finance to pay the consideration envisaged herein, the same shall be subject to the terms and conditions of this

For PARK CHAMBERS LIMITED

Law Venkatesh

Director

agreement and the entire obligation or liability in respect of the same shall be that of the Allottee alone.

34. Unless changed by the Promoter, Mr. Subir Basu of Kolkata shall be the Architect for the Project.

35. The Project shall bear the name "The Quartet" or such other name as be decided by the Promoter from time to time. The name of the Project cannot be changed unless permitted by the Promoter in writing and it shall not be necessary for the Promoter to grant any such permission.

36. The Allottee(s) accept and acknowledge that in the event of a sub-station being erected on the PROJECT LAND by the Electricity Provider (CESC/) the Promoter may be required to transfer ownership of the portion of the PROJECT LAND on which the sub-station shall be erected by the Electricity Provider and the Allottee shall not object to the said transfer and hereby conveys his no-objection to the said transfer.

SCHEDULE E

(COMMON AREAS FACILITIES AND AMENITIES)

1. The staircases, lifts, and lift lobbies, fire escapes and common entrances and exits of the Buildings.
2. The common terraces, parks, play areas, driveway areas and common storage spaces.
3. Installations of central services such as electricity, water and sanitation, air-conditioning, system for water conservation and treatment, and renewable energy.
4. The water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use.
5. Electric transformer room with all equipment and facilities therein, situated at a portion of the ground floor of the Buildings, as identified and designated by the Developer.
6. Electric meter room situated at a portion of the ground floor of the Buildings, as identified and designated by the Developer.
7. Generator set, situated at a portion of the Project Site, as identified and designated by the Developer.
8. Community facilities viz Swimming Pool with all plumbing and filtration arrangements, Gymnasium with Equipments, Multipurpose Hall, and common amenities on the roof.
9. Solar Panels
10. Underground and overhead water reservoirs.
11. Common plumbing installation
12. Fire-fighting arrangements as per statutory norms.
13. Firefighting pumps and firefighting systems intended only for such of the areas and facilities as identified and designated by the Developer.

For PARK CHAMBERS LIMITED

Anu Venkatesh
Director

14. Plumbing, vertical stacks and shafts.
15. Rainwater harvesting system
16. Water availability as per guidelines stipulated by Local Ground water authority with iron removal facility
17. Feeder cable, transformers, LT switches, meters and individual electrical meters.
18. Drainage and sewage system.
19. Boundary wall and gate.
20. CCTV covering Lift Cars, driveways, Building entrance, Complex main entrance and exit gate
21. All other portions of the Project as necessary or convenient for its maintenance, safety, etc. and in common use, each as identified by the Vendor, but shall not include any area sanctioned and/or permitted for construction including under the Plan unless expressly authorized and/or agreed upon in writing by the Vendor.

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SCHEDULE F
(HOUSE RULES)

HOUSE RULES: The Allottee binds himself and covenants to abide by the following rules, regulations and restrictions ("House Rules"):

1. to use the Designated Apartment only for the private dwelling and residence in a decent and respectable manner and for no other purposes whatsoever without the consent in writing of the Promoter first had and obtained and shall not do or permit to be done any obnoxious injurious noisy dangerous hazardous illegal or immoral activity at the Designated Apartment or any activity which may cause nuisance or annoyance to the Co-owners.
2. Allottee has identifiedCovered Car Park (135 sq. ft.) in the Car Parking Area for parking of his car as a member of the Association of Allottees to be formed under the West Bengal Apartment Ownership Act, 1972 (the "Parking Facility"). The facility of such parking shall be subject to the following conditions:-
 - 2.1. the Allottee shall not park any motor car, two wheeler or any other vehicle at any other place in the said Project (including at the open spaces at the Project Land) nor claim any right to park in any manner whatsoever or howsoever;
 - 2.2. the Allottee shall use the Parking Facility, only for the purpose of parking of his car that could comfortably fit in the allotted Parking Space and/or two wheeler, as the case may be.
 - 2.3. No construction or storage of any nature shall be permitted on any parking space nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
 - 2.4. The Allottee shall not park any vehicle of any description anywhere within the Project save only at the place, if agreed to be granted to him.

For PARK CHAMBERS LIMITED

Man. Venkatesh

Director

- 2.5. The Allottee shall not grant transfer let out or part with the Parking Facility independent of the Designated Apartment nor vice versa, with the only exception being that the Allottee may transfer the Parking Facility independent of the other to any other Co-owner of the Project and none else.
- 2.6. This right to use car parking space does not confer any right of ownership of the space on which such parking facility is provided.
- 2.7. Identification of individual exclusive Parking Facility at the space earmarked for the Allottee shall abide by any law of rule or legislation that may be promulgated by the Appropriate Authorities from time to time.
- 2.8. The terms and conditions on the user of the Parking Facility as mentioned above or elsewhere stipulated in this agreement shall all be covenants running with the Parking Facility.
- 2.9. The Allottee as individual or as a member of the Association of Allottees to be formed under the West Bengal Apartment Ownership Act, 1972 agrees and undertakes not to raise any dispute or objection in respect of identification of parking if any made by the Other Allottees in respect of the Open/Covered Parking Areas nor to disturb the use of the identified parking space by the concerned allottee.
- 2.10. Identification of covered car parking space as above is only for convenience and shall not be deemed to be a transfer by the Owners and the Developer of any exclusive right in the identified space and the Consideration payable by the Allottee for the Designated Apartment does not include within it price of such open/covered car parking space.
3. Unless the Parking Facility is expressly availed by the Allottee as above, the Allottee shall not park any motor car, two wheeler or any other vehicle at any place in the Project Land (including at the open spaces at the Project Land) nor claim any right to park in any manner whatsoever or howsoever.
4. Allottee is granted the exclusive right to use Open Terrace (admeasuring 0 sq. ft.), if applicable, as a right appurtenant to Designated Apartment, the right of the Allottee to use of such Open Terrace shall be subject to the following conditions:-
 - 4.1. to use the Open Terrace for the purpose for which it has been sanctioned and in a decent and respectable manner and keep the same at all times in a fully repaired and neat and clean condition and shall be fully responsible for complete maintenance of the same at all times
 - 4.2. not to damage or modify or make any construction, addition or alteration therein nor to cover or enclose the same nor to display any light or signage from the same so as to be visible from outside nor to put any grills or glass or poles or any item going beyond the height of the parapet
 - 4.3. not to allow or permit any leakage or seepage of water from the floor to any other portion of the Buildings at the Project;
 - 4.4. not display any signboard, hoarding or advertisement etc. on the parapet wall of the Open Terrace or at any place in the said Open Terrace so as to be visible from outside nor to hold any function thereat so as to emit noise or light therefrom disturbing others.
 - 4.5. not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the Open Terrace nor allow the accumulation of water thereat nor store or allow any one to store any goods articles or things in the said Open Terrace or anywhere at the Project Land

For PARK CHAMBERS LIMITED

Nav. Venkatesh
Director

- 4.6. not to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Open Terrace and/or the Buildings at the Project and/or the Project Land and/or outside walls of the Buildings at the Project save in the manner indicated by the Promoter or the Maintenance In-Charge
- 4.7. not to transfer or assign or part with their right of use of the Open Terrace or part with the possession of the said Open Terrace, independent of the Designated Apartment and vice versa.
- 4.8. not to sub-divide the Open Terrace in any manner.
5. The use of the Common Areas including but not limited to the Community Facility shall be done by the Allottee using due care and caution and the role of the Promoter shall be only to provide the initial infrastructure in respect of the Common Areas (including the Community Facility) and appoint agencies for maintenance of the same. The Allottee shall not hold the Owners or the Promoter liable in any manner for any accident or damage while enjoying the Common Areas including any Community Facility by the Allottee or his family members or any other person.
6. Not to make any construction or addition or alteration or enclose any Common Areas nor display any signboard, neon sign or signage therefrom or from any part thereof nor keep or put any soil or dirt or filth thereat nor permit the accumulation of water or breeding of germs or mosquito or anything which can cause health disorder and to maintain best standard of health and hygiene nor violate or omit to install and maintain any fire-safety measures.
7. Not to claim any access or user of any other portion of the Project except the Said Building and the Common Areas mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
8. Not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Designated Apartment PROVIDED HOWEVER THAT nothing contained herein shall prevent the Allottee to put a decent nameplate outside the main gate of his Unit. It is hereby expressly made clear that in no event the Allottee shall open out any additional window or any other apparatus protruding outside the exterior of the Designated Apartment save that the Allottee shall have the right install window/ split air-conditioners at the place/s provided therefor in the Designated Apartment.
9. To apply for and obtain at his own costs separate assessment and mutation of the Designated Apartment in the records of appropriate authority within 06 (six) months from the date of possession.
10. Not to partition or sub-divide the Designated Apartment nor to commit or permit to be committed any form of alteration or changes in the Designated Apartment or in the beams, columns, pillars of the Buildings at the Project passing through the Designated Apartment or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise nor in pipes, conduits, cables and other fixtures and fittings serving the other Units in the Project nor to hang from or attach to the beams or rafters any articles or machinery which are heavy or which may affect or endanger or damage the construction of the Buildings at the Project or any part thereof.
11. Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
12. Not to install or keep or operate any generator in the Designated Apartment or in the or balcony/verandah if attached thereto corridor, lobby or passage of the floor in which the Designated Apartment is situate or in any other common areas of the Buildings at the Project or the Project Land save the battery operated inverter inside the Designated Apartment.

For PARK CHAMBERS LIMITED

Ram Venkatar
Director

13. Not to hang or put any clothes in or upon the windows balconies and other portions which may be exposed in a manner or be visible to the outsiders
14. Not to allow the watchmen, driver, domestic servants or any other person employed by the Allottee or his Agents to sleep or squat in the common passage/lobby/ terrace/corridors/lift room/garden etc.
15. No bird or animal shall be kept or harboured in the common areas of the Project. In no event shall dogs and other pets be permitted on elevators or in any of the common portions of the Project unless accompanied.
16. To allow the Maintenance In-charge and its authorized representatives with or without workmen to enter into and upon the Designated Apartment at all reasonable times for construction and completion of the Buildings at the Project and the Common Purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in the Designated Apartment within seven days of giving of a notice in writing by the Maintenance In-charge to the Allottee thereabout;
17. To use the Common Areas only to the extent required for ingress to and egress from the Designated Apartment of men, materials and utilities and without causing any obstruction or interference with the free ingress to and egress from the Project Land by the Owners and the Promoter and all other persons entitled thereto.
18. To install fire fighting and sensing system gadgets and equipments as required under law and shall keep the Designated Apartment free from all hazards relating to fire
19. To keep the Designated Apartment and party walls, sewers, drainage, water, electricity, pipes, cables, wires and other connections fittings and installations, entrance and main entrance serving any other Unit in the Project in good and substantial repair and condition so as to support shelter and protect the other units/parts of the Buildings at the Project and not to do or cause to be done anything in or around the Designated Apartment which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other portion over below or adjacent to the Designated Apartment.
20. Not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the Buildings at the Project or may cause any increase in the premia payable in respect thereof.
21. Not to commit or permit to be committed any alteration or changes in, or draw from outside the Buildings at the Project, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Designated Apartment and any other Unit in or portion of the Project.
22. To co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Premises and other Common Purposes.
23. Keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc. in the Project Land free from obstructions and encroachments and in a clean and orderly manner and not deposit, store or throw or permit to be deposited, stored or thrown any goods articles or things or any rubbish or refuse or waste therein or in the Common Areas and the Project Land.
24. To maintain at his own costs, the Designated Apartment and the Balcony, in the same good condition state and order in which it be delivered to him and to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations and restrictions of the Government, Kolkata Municipal Corporation, CESC Limited, Fire Service Authorities, Pollution Control Authority and/or any statutory authority and/or local body with regard to the user and maintenance of the Designated

For PARK CHAMBERS LIMITED

Nav. Venkatesh

Director

Apartment as well as the user operation and maintenance of lifts, generators, tube-well, water, electricity, drainage, sewerage and other installations and amenities at the Project.

25. Not to alter the outer elevation or façade or colour scheme of the Buildings at the Project (including grills, verandahs, lounges, external doors and windows etc.,) or any part thereof in any manner whatsoever including by putting or installing any window or split model air-conditioned unit(s) at any place otherwise than at the place and in the manner as specified by the Promoter as aforesaid nor decorate nor affix any neon-sign, sign board or other thing on the exterior of the Buildings at the Project otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
26. Not to install grills the design of which have not been suggested or approved by the Promoter or the Architects.
27. Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
28. Not to use the Designated Apartment or any part thereof or any part of the Project as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or slaughter of animals or any commercial, manufacturing or processing work etc., whatsoever or keep pets or animals which can be a danger to other co-owners.
29. To allow and permit the Promoter the following rights and authorities:-
 - 29.1. The Promoter shall at all times also be entitled to put or allow anyone to put the name of the Project and/or the name, design and/or logo of the Promoter and/or its associated group/brands at the Roof, façade, boundary and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc., and the Purchaser or the Association shall not be entitled to remove or block the same in any manner whatsoever or howsoever.
 - 29.2. The Promoter shall be entitled to negotiate with and enter upon contracts (on such terms and conditions as the Promoter in their sole discretion, may think fit and proper) with the Owners, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, television, internet, transformer, compactor and any other facility primarily for the use of the Co-owners (but with possibility of outsiders being also provided services therefrom by the Owners/supplier/service provider) against applicable charges and terms and conditions therefor. The Promoter shall be entitled to put up or permit the putting up of antennae, towers, dish antenna, telecommunication and/or electronic equipments and devices and other related installations in respect of such facilities and/or services on the roof of the Buildings or any other part of the Project. If any consideration, rent, hiring charges etc., is receivable from any such Owners/suppliers/providers then any surplus arising upon excluding all costs, charges and expenses and all statutory taxes, levies, cess and outgoings in respect thereof shall be credited to pro-tanto subsidize meet the Common Expenses to that extent.
30. The Allottee binds himself and covenants to bear and pay and discharge the following expenses and outgoings:-
 - 30.1. Property tax and/or Panchayat rates and taxes and water tax, (if any,) assessed on or in respect of the Designated Apartment directly to the Panchayat, BLLRO and any other appropriate authority Provided That so long as the Designated Apartment is not assessed separately for the purpose of such rates and taxes, the Allottee shall pay to the Maintenance In-charge the proportionate share of all such rates and taxes assessed on the Project Land.

For PARK CHAMBERS LIMITED

Ran Venkataru

Director

- 30.2. All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute rules and regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Apartment or the Building or the Project Land and whether demanded from or payable by the Allottee or the Maintenance In-charge and the same shall be paid by the Allottee wholly in case the same relates to the Designated Apartment and and proportionately in case the same relates to the Building or the Project Land or any part thereof.
- 30.3. Electricity charges for electricity consumed in or relating to the Designated Apartment (including any applicable minimum charges and proportionate share of transmission loss). In case the CESC/Any other Electric Supply Authority as applicable fails to provide individual meter to the Allottees of the Designated Apartments or provide HT connection to the said Project then the Allottees shall make payment of Electric Consumption charges as per bills to be raised by the Promoter or the Association of Allottees upon formation as per consumption recorded in the electricity Sub-Meter to be provided by the Promoter and Association of Allottees upon formation as per the rate applicable for procurement of such facility by the Promoter or the Association of Allottees upon formation as the case may be together with applicable charges with applicable GST inclusive of Electricity Losses for distribution of the electricity to individual and Allottees shall not raise any objection regarding the rate of charges for providing such services
- 30.4. Charges for water, and other utilities consumed by the Allottee and/or attributable or relatable to the Designated Apartment against demands made by the concerned authorities and/or the Maintenance In-charge and in using enjoying and/or availing any other utility or facility, if exclusively in or for the Designated Apartment, wholly and if in common with the other Co-owners, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.
- 30.5. Proportionate share of all Common Expenses (including those mentioned in Schedule G hereunder written) to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottee shall pay to the Maintenance In-charge, maintenance charges for Common Area Maintenance. The Maintenance charge shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided.
- 30.6. Allottee shall pay Sinking Fund Deposit @ Rs. .../- per sq.ft. for Built Up Area of Designated Apartment and Maintenance Deposit @ Rs.- per sq.ft. of Built Up area of the Designated Apartment on or before handover of the Possession of the Designated Apartment to the Promoter or to the Association of Allottees upon its formation. If the said Sinking Fund and Maintenance Deposit are paid to the Promoter, then the Promoter shall handover the said amounts after adjusting any dues towards Maintenance Charge to the Association of Allottees upon its formation.
- 30.7. Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the Allottee.
- 30.8. All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottee in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be.
- 30.9. All payments to be made by the Allottee shall, in case the same be monthly payments, be made to the Maintenance In-charge within the 7th day of each and every month for which the same becomes due and otherwise within 7 days of the Maintenance In-charge leaving its bill for the same at the above address of the Allottee or in the letter box earmarked for the Designated Apartment Provided That any amount payable by the Allottee directly to any authority shall always be paid by the

For PARK CHAMBERS LIMITED

Ran. V. Venkatesh
Director

Allottee within the stipulated due date in respect thereof and the Allottee shall bear and pay the same accordingly and without any delay, demur or default.

31. The maintenance charges does not include any payment or contribution towards the major repair, replacement, reinstatement etc., of the Common Areas and the Allottee shall be bound to pay proportionate share of all expenses on account of such major repair, replacement, reinstatement etc., as be demanded by the Maintenance-In-Charge from time to time. Furthermore, such payment shall be made by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use all or any of the Common Areas and any non user or non requirement thereof shall not be nor be claimed to be a ground for non payment or decrease in the liability of payment of the proportionate share of the Common Expenses by the Allottee.
32. The liability of the Allottee to pay the aforesaid outgoings and impositions shall accrue with effect from the expiry of notice period of the intimation given to the Allottee to take possession.
33. In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges or any other amounts payable by the Allottee under these presents and/or in observing and performing the House Rules then without prejudice to the other remedies available against the Allottee hereunder, the Allottee shall be liable to pay to the Maintenance-in-charge, interest at the prescribed rate as per the Act or Rules on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance-in-charge, shall be entitled to withhold and stop all utilities and facilities (including electricity, lifts, generators, water, etc.,) to the Allottee and his employees customers agents tenants or licencees and/or the Designated Apartment.
34. The Allottee shall be and remain responsible for and to indemnify the Owners, the Promoter and the Association against all damages costs claims demands and proceedings occasioned to the premises or any other part of the Buildings at the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Allottee and shall also indemnify the Owners and the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Owners and/or the Promoter as a result of any act omission or negligence of the Allottee or the servants agents licensees or invitees of the Allottee and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Allottee.
35. The Allottee shall keep the outdoor units of the VRV system at the places designated for them by the Promoter. Route for taking refrigerant piping and all other wires or installations required therefor shall be as per route to be decided by the Promoter. No perforation of window or wall shall be permitted.
36. Provision shall be made for providing DG Back up in the Project for power back up to run basic facilities in the Project and also to each apartment subject to a restricted 5KVA allocated load for respective apartment.
37. No car washing facility is or shall be made available at the Project. The Allottee agrees and understands that washing of car with sprinkler system or hose is not permissible.
38. Storm water Drainage facility has been adequately provided in the Project. However the discharge of storm water being connected to the Municipal drainage system there may be temporary waterlogging at the Project site on account of the inadequacy of the Municipal drainage system and the Promoter shall not in any way be liable for the same.

For PARK CHAMBERS LIMITED

SCHEDULE G

Ravi Menon
Director

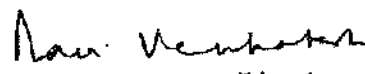
COMMON EXPENSES

Common Expenses shall include the following ("Common Expenses"):

1. **MAINTENANCE:** All costs and expenses of maintaining, repairing, redecorating, renovating, replacing, renewing, cleaning, lighting, upkeep etc. of the main structure including the roof (only to the extent of leakage and drainage to the upper floors), the Common Areas of the Said Building, lifts, generators, intercom, CCTV, water pump with motors, the Parking Spaces and all adjoining side spaces and all related, gutters and water pipes for all purposes, equipments and accessories, machinery, tools and tackles, Club related equipment's etc., drains and electric cables and wires in under or upon the Said Building and/or the Project and related facilities and/or enjoyed or used by the Allottee in common with other occupiers or serving more than one Unit/flat and other saleable space in the Building and at the Premises, main entrance, landings and staircase of the Building enjoyed or used by the Allottee in common as aforesaid and the boundary walls of the premises, compounds etc. The costs of cleaning and lighting the Common Areas, the main entrance, passages, driveways, landings, staircases and other part of the Said Building and/or the Project so enjoyed or used by the Allottee in common as aforesaid and keeping the adjoining side spaces in good and repaired conditions.
2. **OPERATIONAL:** All costs, charges and expenses for running and operating all machines equipments and installations comprised in the Common Areas (including lifts, generators, intercom, water pump with motor, electricity, light fittings etc and also the costs of repairing, renovating and replacing the same and also the Parking Spaces
3. **STAFF:** The salaries of and all other expenses of the staffs to be employed for the common purposes including their bonus and other emoluments and benefits.
4. **ASSOCIATION:** Establishment and all other expenses of the Association and also similar expenses of the Maintenance In-charge looking after the common purposes, until handing over the same to the Association.
5. **TAXES:** Municipal and other rates, taxes and levies and all other outgoings in respect of the premises (save those assessed separately in respect of any unit).
6. **AMC & INSURANCE:** Annual Maintenance Contracts, Insurance premium for insurance, if so done of the Project (except individual units) and/or any Common Areas and also the Parking Spaces or any part thereof against normal degeneration or damages and/or force majeure events including earthquake, damages, fire, lightning, mob, violence, civil commotion (and other risks, if insured).
7. **COMMON UTILITIES:** Expenses for serving/supply of common facilities and utilities and all charges incidental thereto.
8. **RESERVES:** Creation of funds for replacement, renovation and/or other periodic expenses.
9. **PARKING SPACES:** All fees, taxes, costs, charges and expenses for operating cleaning, painting, managing maintaining, up-keeping, repair, replacement, renovation, overhaul, in respect of the Parking Spaces and also on deployment of personnel and agency for its operation, security, protection and other purposes etc.

OTHERS: All other expenses and/or outgoings including litigation expenses as are incurred by the Owners, the Promoter, the Association for the common purposes.

For PARK CHAMBERS LIMITED


Director

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