

ANNEXURE 'A'

[See rule 9]

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on the _____ day of _____, 20 _____,

**BY AND
BETWEEN**

INSTITUTE OF INTERNATIONAL TRADE, (PAN No. AAATI4516R) a registered Charitable Trust having its office at Premises No. 6, Waterloo Street, 5th Floor, Room No.504, Post office & Police Station: Hare Street, Kolkata 700069, being represented by one of its Trustee DR.DHANPATRAM AGARWAL, (PANACZPA4900E), Aadhaar No 821890838814, son of Late Chandu Lal Agarwal, by faith: Hindu, by occupation-Business, having office at premises No. 6, Waterloo Street, 5th Floor, Room No.504, Post office & Police Station: Hare Street, Kolkata-700069, hereinafter called & referred to as the "**LAND OWNER**" *represented by its constituted attorney M/S LARICA SMART HOME LLP*, having its principal place of business at "Arch Waterfront", 8th floor, Premises No. F-4, Block GP, Salt Lake City-Sector V, Post Office-Sech Bhawan, Police Station- Electronics Complex, Kolkata-700091, West Bengal, represented by its authorized partner having PAN & Aadhar no., authorized vide _____, son of, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at 7/1,Gurusaday Road, Police Station-Karaya, Kolkata - 700019, West Bengal, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns) of the FIRST PART;

AND

M/S LARICA SMART HOME LLP, having LLPIN ACA-4554 & PAN AAKFL7477N a Limited Liability Partnership, registered and incorporated under the Limited Liability Partnership Act, 2008, registered office at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, and its principal place of business at "Arch Waterfront", 8th floor, Premises No. F-4, Block GP, Salt Lake City-Sector V, Post Office- Sech Bhawan, Police Station- Electronics Complex, Kolkata-700091, West Bengal, represented by its authorized partner having PAN & Aadhar no., authorized vide _____, son of, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at 7/1,Gurusaday Road, Police Station- Karaya, Kolkata - 700019, West Bengal, hereinafter

referred to as the **“DEVELOPER/PROMOTER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s)-in-office, administrators, legal representative and assigns)of the SECOND PART;

AND

[If the Allottee is a PARTNERSHIP FIRM] , a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, PIN - _____, Post Office – _____, Police Station – _____, (Income Tax PAN _____), represented by its authorized partner, Mr. _____, son of _____, by faith _____, by nationality Indian, by occupation _____, residing at _____, PIN - _____, Post Office – _____, Police Station – _____, having his Income Tax PAN _____, authorized vide board resolution dated _____, hereinafter referred to as “ALLOTTEE” (which 3 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) of the THIRD PART

[OR]

[If the Allottee is an Individual]

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

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as theKarta of the Hindu Joint Mitakshara Family known as _____ HUF,

having its place of business / residence at _____,
_____, (PAN _____),

hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

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

The Developer, Vendor and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. **The Land Owner i.e. Institute Of International Trade** is the absolute and lawful owner of **All That** piece or parcel of land containing an area of 456 decimal more or less out of total land as per B.L.& L.R.O. Record 589 decimal but total area of land as per nine deeds measuring about 477 decimal, lying and situated in **Mouza - Kalikapur**, J.L. No. 95, Touzi No. 109, Pargana- Medanmolla, R.S. Dag No. 1602, 1603, 1604, 1605, 1221, 1222, 1622, 1623, 1624, 1625, corresponding to L.R. Dag No. 1618, 1619, 1620, 1621, 1224, 1225, 1640, 1641, 1642, 1643, under R.S. Khatian No. 827, 946, 242/972, 975, 408, R.S. Khatian No. 242 (L.R. Khatian No. 585, R.S. Khatian No. 247) (L.R. Khatian No. 585), R.S. Khatian No. 867, 868, 421, **under L.R. Khatian No. 1767**, P.O. & Police Station-Sonarpur, Block : Sonarpur, under Kalikapur -I Gram Panchayet, Sonarpur Chakberia Road, District : 24 Parganas (South), PIN: 743613, West Bengal, morefully and particularly described in the schedule "A" hereto (i.e. owner's land), The details of area as per Dag nos. as follows:

Sl.	R.S. Dag	L.R. Dag	L.R. Khatian	Area Decimal)	(in
1	1602	1618	1767	200	
2	1603	1619	1767	17	
3	1604	1620	1767	11	
4	1605	1621	1767	120	
5	1221	1224	1767	55	
6	1222	1225	1767	02	
7	1622	1640	1767	14	
8	1623	1641	1767	15	
9	1624	1642	1767	11	

10	1625	1643	1767	11
			Total	456

INSTITUTE OF INTERNATIONAL TRADE, the owner purchased through various sale deed on different date as follows:

- i) Sale Deed dated 8th December, 2010 purchased 60.42 decimal, registered in the office of A.D.S.R. Sonarpur, recorded in Book No. I, CD Volume no. 32, page 3094 to 3113, Being No. 13483 for the year 2010, (ii) Sale Deed dated 8th December, 2010, purchased 58.40 decimal land registered in the office of ADSR Sonarpur, recorded in Book No. I, CD Volume no. 32, page 3069 to 3093, Being No. 13486 for the year 2010, (iii) Sale Deed dated 8th December, 2010, purchased 56.77 decimal land, registered in the office of A.D.S.R. Sonarpur, recorded in Book No. I, CD Volume no. 32, page 3029 to 3048, Being No. 13494 for the year 2010, (iv) Sale Deed dated 8th December, 2010 purchased 1.18 acres, registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. 1, CD Volume no.32, page 3049 to 3068, Being No. 13488 for the year 2010, (v) Sale Deed dated 8th December, 2010, Purchased 60.42 decimal land, registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. 1, CD Volume no.32, page 3009 to 3028, Being No. 13503 for the year 2010, (vi) Sale Deed dated 26th July, 2011, purchased 58 decimal land registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. I, CD Volume no. 20, page 4312 to 4326, Being No. 08653 for the year 2011, (vii) Sale Deed dated 22th September, 2011, purchased 54.45 decimal land registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. 1, CD Volume No.24, page 3813 to 3825, Being No. 10396 for the year 2011, (viii) Sale Deed dated 12th September, 2011, purchased 26 decimal land registered in the office of A.D.S.R. Sonarpur, recorded in Book No. I, CD Volume no.24, page 3826 to 3838, Being No. 10395 for the year 2011, (ix) Sale Deed dated 24th September, 2011, purchased 51.27 decimal land, registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. 1, CD Volume no.24, page 3839 to 3851, Being No. 10394 for the year 2011 and (x) Sale Deed dated 12th September, 2011, purchased 51.27 decimal land, registered in the office of A.D.S.R. Sonarpur, on and recorded in Book No. I, CD Volume no.24, page 3852 to 3865, Being No. 10393 for the year 2011.

- B. With the intention of developing and commercially exploiting the said Land by constructing multi-storied buildings thereon and selling/ leasing out/ transferring flats/spaces (collectively Apartments), parking spaces (collectively **Parking Spaces**) and commercial units/spaces therein, the Owner appointed the Promoter, herein as the **DEVELOPER** of the said Land to develop, on the terms and conditions recorded in an Agreement dated 02nd day August, 2023, duly registered with the office of

Additional Registrar of Assurances – I, Kolkata, West Bengal, recorded in Book No. I, Volume No. 1901-2023, Page No. 301507 to 301576, Being No. 190107243 for the year 2023 in writing as modified by subsequent writings (collectively **Development Agreement**) and subsequently executed a Power of Attorney dated 21st day of September, 2023 duly registered with the office of Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. 1901- 2023, Page No. 318324 to 318353, Being No. 190107991 for the year 2023 in favour of Developer for carrying out the said project of development and other purposes smoothly. In terms of the Development Agreement and the Power of Attorney, the Promoter has become entitled to sell, transfer, encumber or otherwise alienate or dispose of the Flats and Parking Spaces in the said Project and to appropriate the entire consideration thereof.

- C. The Developer has formulated a scheme with the land owner to develop residential cum commercial complex on the said land ("**Project**") and the said Land is earmarked for the purpose of building residential cum commercial project comprising multistoried apartment buildings comprising of residential units like Residential Apartments and named it as "**SONAR BARI**". (more specifically described in the **SCHEDULE 'A'** below). The concerned development agreement was registered by and between the Owner and developer on 2nd day of August 2023, registered in the office of A.R.A. Kolkata, registered in Book No. 1, volume No. 1901-2023, pages from 301507 to 301576, being No. 190107243 for the year 2023 and also Development Power of Attorney was registered in favour of Developer on 21st day of September 2023, registered in the office of A.R.A. 1, Kolkata , registered in Book No.1, Volume No. 1901-2023, pages from 318324 to 318353, being No. 190107991 for the year 2023.
- D. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project, comprising G+4 multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as ' Residential' ("Project");
- E. The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Owner & Developer regarding the said land on which Project is to be constructed have been completed;
- F. The _____[Please insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval dated bearing no.____;

- G. The Developer has obtained the final layout plan approvals for the Project from Sonarpur Panchayat Samity. [Please insert the name of the concerned competent authority]. The Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- H. The Developer has registered the Project under the provisions of the Act with the West Bengal Real Estate Regulatory Authority at **"SONAR BARI"**, no _____ on _____ under registration.
- I. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/building] no. ("Building") alongwith garage/closed parking no. _____ admeasuring _____ square feet in the _____ [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule B and the floor plan of the apartment is annexed hereto and marked as Schedule C);
- 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.
- __ [Please enter any additional disclosures/details]
- K. 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;
- L. 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;

- M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/ Plot] and the garage/closed parking (if applicable) as specified in paragraph G;

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

1. TERMS:

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

Block / Building / Tower no _____ Apartment no. _____ Type _____ Floor _____	Rate of Apartment per square feet*
Maintenance Fund for 24 Months @ Rs. /- (Rupees only) per square feet per month	
Documentation Charges	
Total Price payable	
Add GST	
TOTAL PRICE payable (including Applicable Taxes)	

- Deduct TDS as per applicable rate of the Income Tax Act, 1961

**Provide breakup of the amounts such as cost of apartment, proportionate cost of common areas preferential location charges, taxes etc.

[AND] [if/as applicable]

Garage/Closed Parking – 1	Price for 1
Garage/Closed Parking – 2	Price for 2

The Allottee has paid a sum of **Rs.**/- (Rupees.....) only as booking amount being part payment of the Total Price of the Apartment which includes token amount/any advances paid at the time of application the receipt of which the Vendor/Developer/ hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the **Payment Plan [Fourth Schedule]** as may be demanded by the Vendor within the time and in the manner specified therein: Provided that if the allottee/Purchasers delays in payment towards any amount which is payable, he/she shall be liable to pay interest at the rate prescribed in the Rules.

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Developer towards the [Apartment/ Plot];

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Developer by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Developer) up to the date of handing over the possession of the [Apartment/Plot]:

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

(iii) The Developer shall periodically intimate to the Allottee, the amount payable as stated in

(i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Developer shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of [Apartment/Plot] includes: 1) pro rata share in the Common Areas; and 2) _____ garage(s)/closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in

development charges, cost/charges imposed by the competent authorities, the Developer 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.

The Allottee(s) shall make the payment as per the payment plan set out in Schedule D ("Payment Plan").

The Developer may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ _____ per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Developer.

It is agreed that the Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

[Applicable in case of an apartment] The Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developer shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Developer shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

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

- (i) The Allottee shall have exclusive ownership of the [Apartment/Plot];

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Developer shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

(iii) That the computation of the price of the [Apartment/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Developer and the Allottee agrees that the [Apartment/Plot] along with __garage/ closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely Sonar Bari shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.

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

before transferring the apartment to the Allottees, the Developer 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.

The Allottee has paid a sum of Rs, (Rupees only) as booking amount being part payment towards the Total Price of the [Apartment/Plot] at the time of application the receipt of which the Developer hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan as may be demanded by the Developer within the time and in the manner specified therein:

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

2. MODE OF PAYMENT

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

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Developer accepts no responsibility in this regard. The Allottee shall keep the Developer 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 Developer immediately and comply with necessary formalities if any under the applicable laws. The Developer 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 Developer shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5. TIME IS ESSENCE

Time is of essence for the Developer as well as the Allottee. The Developer shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developer as provided in Schedule D ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the [Apartment/Plot] and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Developer. The Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Developer [Please insert the relevant laws in force] and shall

not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said [Apartment/Plot]: The Developer agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Developer, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] on Completion date of the project is June, 2028, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. If the project is delayed or not completed within the time line for any other reason the promoter shall apply for extension of the project before the Wbrera authority as well as renewal of Sanctioned plan from the concerned authority within due course of time. The Allottee agrees and confirms that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee the entire amount received by the Developer from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession – The Developer, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Developer shall give possession of the [Apartment/Plot] to the Allottee. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Allottee agree(s) to pay the maintenance charges as determined by the Developer/association of allottees, as the case may be. The Developer on its behalf shall offer the possession to the Allottee in writing within _____ days of receiving

the occupancy certificate* of the Project.

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

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

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

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

Compensation –

The Developer shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Developer fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Developer shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw

from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Developer shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot].

8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

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

- (i) The [Owner] has absolute, clear and marketable title with respect to the said Land; therequisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;

[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Developer 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 Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Developer shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee

and the common areas to the Association of the Allottees;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Developer 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;

(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 Developer or upon the owner in respect of the said Land and/or the Project;

(xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

(i) Developer fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Developer's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

In case of Default by Developer under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the [Apartment/Plot].

The 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 3 months consecutive demands made by the Developer 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 Developer on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Developer in this regard, the Developer shall cancel the allotment of the [Apartment/ Plot] in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Developer, on receipt of complete amount of the Price of the [Apartment/Plot] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Developer 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 Developer is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the [Apartment/Plot]. Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

12. DEFECT LIABILITY

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

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

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

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Developer / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the [Apartment/Plot] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the "SONAR BARI" (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and

the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

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

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

18. ADDITIONAL CONSTRUCTIONS

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

19. DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE

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

20. APARTMENT OWNERSHIP ACT

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

21. BINDING EFFECT

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

22. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences,

arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

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

Failure on the part of the Developer 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 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 any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the [Apartment/Plot] bears to the total carpet area of all the [Apartments/Plots] in the Project.

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

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

30. NOTICES

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

_____ Name of Allottee

_____ (Allottee Address)

M/s Developer Name

..... Developer address

It shall be the duty of the Allottee and the Developer 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 Developer 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 Developer 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 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 through the Adjudicating Officer appointed under the Act.

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at _____ (city/town name) 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 buyers)

Please affix
photograph
and sign
across the
photograph

Please affix
photograph
and sign
across the
photograph

(1) _____

(2) _____

At _____ on _____ in the Presence of :

SIGNED AND DELIVERED BY THE WITHIN NAMED

Developer himself and constituted attorney of the Owner:

(Authorized Signatory)

Please affix photograph and sign across the photograph
--

WITNESSES :

1. Signature

Name –Address _____

2. Signature

Name –Address _____**SCHEDULE 'A'**

ALL THAT piece and parcel of Bastu land measuring about 456 decimals more or less lying and situated at **Mouza - Kalikapur**, J.L. No. 95, Touzi No. 109, Pargana- Medanmolla, R.S. Dag No. 1602, 1603, 1604, 1605, 1221, 1622, 1623, 1624 & 1625, corresponding to L.R. Dag No. 1618, 1619, 1620, 1621, 1224, 1640, 1641, 1642 & 1643, under R.S. Khatian No. 827, 946, 242/972, 975, 408, R.S. Khatian No. 242 (L.R. Khatian No. 585, R.S. Khatian No. 247) (L.R. Khatian No. 585), R.S. Khatian No. 867, 868, 421, **under L.R. Khatian No. 1767**, P.O. & Police Station-Sonarpur, Block : Sonarpur, under Kalikapur -I Gram Panchayat, Sonarpur Chakberia Road, District : 24 Parganas (South), PIN: 743613, West Bengal, morefully (i.e. owner's land)., **TOGETHER WITH** building (s) and/or structure standing thereon or part thereof in several building consisting of several Flat/Unit/Car parking space / etc. and the

entire land with building (s) and/or project is commonly known and reputed as **‘SONAR BARI’** The Property is butted and bounded as follows:

On the North : By R.S. Dag No. 1255, 1600, 1601,1606.
 On the South : By 26’ Feet Wide Road
 On the East : By R.S. Dag No. 1613,1621,1627,1628,
 On the West : By R.S. Dag No.1254 & 1233.

R HOWSOEVER OTHERWISE the same it was or were heretofore-butted bounded called known numbered described or distinguished.

SCHEDULE ‘B’ (A.FLAT)

ALL THAT the **Flat No.**on theFacing front side of theFloor of the **(G+4)** residential building of said New Building and containing by ad-measurement an area of about..... **sq.ft.** carpet area and super built up area of Sq.ft. be the same a little more or less together with an undivided proportionate impartibly indivisible variable share in the land which the building stands at the said premises referred to in the Schedule A above written and is attributable to the said flat together with undivided proportionate share in the common parts and portions referred to the fifth Schedule hereunder written.

Together with ALL THAT the Covered Car parking space containing by ad-measurement an area of about sq.ft. on the ground floor of the said New Building to be constructed at the said premises lying and situated in **Mouza - Kalikapur**, J.L. No. 95, Touzi No. 109, Pargana- Medanmolla, P.O. & Police Station- Sonarpur, Block : Sonarpur, under Kalikapur -I Gram Panchayet, Sonarpur Chakberia Road, District : 24 Parganas (South), PIN: 743613, and to be demarcated upon completion of the said New Building by the Developer exclusively for parking one medium seized motorcar thereon.

SCHEDULE ‘B’ Floor Plan of the Apartment Annexure

SCHEDULE ‘C’ (Payment Plan by the Allottee)

The Purchasers shall pay the said consideration amount to the Developer in the manner as follows:-

1	At the time of Agreement	20%
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2	On or before completion Ground Floor slab casting	10%
3	On or before 1 st floor slab casting of the block	10%
4	On or before 2 nd floor slab casting of the block	10%
5	On or before 3 rd floor slab casting of the block	10%
6	On or before 4 th floor slab casting of the block	10%
7	At the time of brick work of the Flat	10%
8	On completion of electrical wiring.	10%
9	At the time of plumbing installation	5%
10	At the time of possession	5%