

AGREEMENT FOR SALE

This Agreement for Sale (Agreement) executed on this _____ (date) day of _____(Month), 2023 (Year).

By and Between

1 PROMOTER:

1.1 **HONEYBIRD HEIGHTS LLP** (having LLPIN: AAC-9892 and PAN: AAIFH3317D), a Limited Liability Partnership within the meaning of the Limited Liability Partnership Act,

2008 having its Registered Office at 304 Chandan Niketan, 52A, Shakespeare Sarani, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017, represented by its Authorized Signatory Mr. Jasobanta Swain (having Aadhaar No.: 582700936087 and PAN: BAQPS7097N), son of Late Kapil Swain, by religion Hindu, by occupation Service, by nationality Indian, residing at 2/2, Brojen Mukherjee Road, Behala, Post Office-Behala, Police Station-Behala, Kolkata, PIN-700034 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

2 ALLOTTEE

2.1 _____ (having PAN: _____ and Aadhaar No.: _____) son of Mr. _____, by Nationality Indian, by religion _____, by occupation _____, aged about ___ years residing at _____, West Bengal, Post Office _____ and Police Station _____, PIN - _____ hereinafter called "the **ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns).

AND

3 OWNER:

3.1 A TALUKDAR & CO FERTILISERS PRIVATE LIMITED (having CIN: U24133WB1957PTC023339 and PAN: AAPCA3317A), an incorporated Company within the meaning of the Companies Act, 2013 having its Registered Office at Trinity Plaza, 84/1A Topsia Road (S), Post Office Topsia, Police Station Topsia, Kolkata - 700046 and represented by Mr. Jasobanta Swain (having Aadhaar No.: 582700936087 and PAN: BAQPS7097N), son of Late Kapil Swain, by religion Hindu, by occupation Service, by nationality Indian, residing at 2/2, Brojen Mukherjee Road, Behala, Post Office-Behala, Police Station-Behala, Kolkata, PIN-700034, being the authorized representative of the Constituted Attorney of the Owner namely Honeybird Heights LLP appointed by Power of Attorney dated 19th April, 2022 and registered with Additional Registrar of Assurance-III, Kolkata in Book I, Volume No. 1903-2022, Pages from 300200 to 300222, Being No. 190304733 for the year 2022 hereinafter referred to as "the **Owner**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and/or assigns).

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

WHEREAS:

- A. The Owner is the absolute and lawful Owner of **All That** messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1 Bighas 18 Cottahs 8 Chittacks 40.67 Square Feet more or less situate lying at and being Premises No. 17 Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas described in **PART-I of Schedule A** (hereinafter referred to as "the **Project Land**"). The particulars of the sale deed whereby the Owner purchased the Project Land and other facts of devolution of title in respect of the Project Land is mentioned in **Part-VII of Schedule A** hereto.
- A1. The Promoter is the developer appointed by the Owner in respect of development of the Project Land under the Development Agreement dated 5th July, 2021 particulars whereof are mentioned in **Part-VII** of the **Schedule A**.
- B. The Project Land is earmarked for the purpose of building a residential project comprising, for the time being, of **2 (two)** multistoried apartment buildings (hereinafter referred to as "the **Buildings**") as per plans sanctioned by the Kolkata Municipal Corporation vide plan No. 2022070148, dated 28th November, 2022) (hereinafter referred to as "the **sanctioned building plans**" which expression shall include all sanctions, vertical/horizontal extensions, modifications, integrations, revalidations and revisions made thereto) (the Project Land with the buildings to be constructed thereon hereinafter referred to as "the **Project**"). The Project shall be known as '**Sanctorum**' and one of the Buildings has been named "**Tower 1**" and the other as "**Tower 2**".
- C. 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 Project is to be constructed have been completed.
- D. The intimation for the commencement of construction of works relating to the Project has been submitted by the Promoter with the Kolkata Municipal Corporation.
- E. The Promoter has obtained the said sanctioned plans and finalized the specifications for construction and obtain other necessary approvals, if any, for the Project. The Developer has, under the said Development Agreement, exclusive rights to sell or otherwise Transfer the entire units and other transferable spaces and rights in the Project and to receive the price and other amounts in respect thereof. The share of the Owner in such amounts are to be paid to it in terms of the Development Agreement. The Promoter agrees and undertakes that except as contained in clause I and elsewhere in this agreement, it shall not make any changes to the layout plans, if any, except in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**Act**") and/or other laws as applicable.

- F. The Promoter shall register the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata once the registration process commences and if any changes to the agreement are required in course of registration, the Allottee shall be bound at the request of the Promoter to carry out the same by way of supplementary agreement/s.
- G. The Allottee applied for an apartment in the Project vide application _____ and has been allotted in one of the said Buildings being Tower ____ (hereinafter referred to as "the **Designated Tower**") one apartment being Unit No. ____ having carpet area of____, on a portion on the _____ floor thereof (hereinafter referred to as "the **Unit**") along with Parking Facility for ____ motor car/two wheeler to be used by the Allottee as permissible under the applicable laws (hereinafter referred to as "**Parking Facility**"), Together With pro rata share in the common areas as mentioned in **PART-IV** of **Schedule A** hereto and any other areas defined under clause (n) of Section 2 of the Act and to the extent applicable in the Project (hereinafter referred to as "**Common Areas**"). (The Unit, the Parking Facility, if any and the pro rata share of the Common Areas are hereinafter collectively referred to as the "**Designated Apartment**" and the Unit is more particularly described in **PART-II** of **Schedule A** and the floor plan of the Unit is annexed hereto and marked as **Schedule B**).
- H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- I. Additional disclosures made/details provided by the Promoter to the Allottee:
- a. For a regulated and disciplined use of the parking spaces, the Promoter has reserved the right to allot Parking Facility to the interested allottees applying for the same in an organized manner whereby each applicant allottee shall be allotted, Parking Facility of the type applied by him in an identified dependent or independent space.
 - b. The other disclosures, details and additional terms are mentioned at several places in the Agreement and in the Schedules hereto and are agreed between the Parties hereto.
 - c. The Allottee accepts and acknowledges all the disclosures, details and additional terms mentioned above and at other places in the Agreement and in Schedules hereto and connected thereto and agrees not to raise any objection or dispute with regard thereto. The Allottee accepts that none of the disclosures, details or terms affect the execution of the Project which is a building complex with its own Common Areas and in any event, the Allottee upon understanding the same and the intent and purport thereof doth hereby provide to the Promoter its express consent as required under Section 14 of the Act and rules and regulations for the time being applicable in West Bengal in respect of all acts, deeds and things done or that may be done by the

Promoter in connection with the disclosures, details and additional/connected terms.

- J. 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.
- K. 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.
- L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Designated Apartment as specified in **Clause G**.

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 **Clause G**.
- 1.2 The total price (excluding Goods & Service Tax) for the Designated Apartment based on the carpet area of the Unit is **Rs. _____/- (Rupees _____ only)**. In addition thereto the Allottee has agreed to pay the Other Costs and Deposits and the Taxes all hereinafter collectively referred to as "**Total Price**". The break-up and description of the Total Price is as follows:

Sl. No.	Tower No. ____	Rate of Apartment per square feet (to be derived from amounts as per carpet area).
	Unit No. ____ Type Standard Floor _____	Rs. _____/-

	Exclusive balcony or verandah	Included in Total Price above
	Parking -1 (_____)	No Separate Charges/
a)	Unit Price (in rupees) without Taxes	_____/-
	a1) Taxes (The Goods and Service Tax and any other applicable tax on the Unit Price shall be payable by the Allottee as per prevalent rates)	As per prescribed rates, currently being 5% amounting to Rs. ____/-
b)	Other Costs (including taxes, if any)	(As per Clause 11.3)
c)	Deposits	
	c1) Towards provisional Maintenance Corpus/Sinking Fund as per Clause 11.2(a)	Rs. ____/-
	c2) Advance Maintenance Charges as per Clause 11.2(b)	Rs. ____/-
d)	Unit Price and Deposits as mentioned in Sl. No. c but not including the amounts under Sl. No. b above	Rs. ____/-
e)	Total Price as per Clause (d) (including Taxes).	Rs. ____/-

Explanation:

- (i) The Total Price above includes the Booking Amount paid by the Allottee to the Promoter in respect of the Designated Apartment and the Promoter shall receive such Total Price in terms of the Development Agreement.
- (ii) The 'Taxes' component of the Total Price includes taxes payable by the Allottee (comprising of both tax paid as well as payable by the Promoter by way of Value Added Tax, Service Tax, CGST, SGST, Cess or any other similar tax which may be levied in connection with the construction of the Project by the Promoter) up to the date of

handing over of possession of the Unit to the Allottee or the date of execution of the Sale Deed in favour of the Allottee.

Provided that in case there is any change or 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 or modification.

- (iii) The Promoter shall periodically intimate to the Allottee the amount payable as stated in (i) above and the Allottee shall make payment of such amount within **15 (fifteen) days** of the said 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 the dates from which such taxes have been imposed upon the Allottee or have come into effect.
 - (iv) The Designated Apartment includes the pro rata share in the Common Areas and the Parking Facility, if any, allotted to the Allottee and as provided in the Agreement.
 - (v) The Total Price does not include those Other Costs whose figures have not been finalized yet including those mentioned in **Clause 11.3** hereto and the same together with Taxes thereon shall be additionally payable by the Allottee. Although forming a component of the expression '**Total Price**', the Other Costs are additional costs agreed to be paid by the Allottee and the Deposits are transferable to the Maintenance In-charge to the credit of the Allottee after adjustment of dues as stated in clause 11.2.1 hereto.
- 1.3 The Total Price is escalation-free, save and except those increases which the Allottee hereby agrees to pay or which are due to an increase on account of development charges payable to the competent authority and/or any new Taxes or other increase in charges which may be levied or imposed by the competent authority/ies from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for an increase in the development charges, and/or other taxes, costs and charges imposed by the competent authorities, the Promoter shall enclose the relevant notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee and such increase/imposition shall be applicable only to subsequent payments.
- 1.4 The Allottee(s) shall make the payments as per the plan set out in **PART-II of Schedule C** (hereinafter referred to as the "**Payment Plan**").
- 1.5 The Promoter may allow, in its sole discretion, a rebate for the early payments of installments made by the Allottee by discounting such early payments at such rate as be mutually agreed between the parties in respect of the respective installments have been preponed. The provision, if any agreed to for allowing rebate and the rate of such rebate shall not be subject to any revision/withdrawal once granted by the Promoter to the Allottee.
- 1.6 Except as disclosed to the Allottee in this Agreement (including in **Clause I** recited above), it is agreed that the Promoter shall not make any additions and alterations in

the sanctioned plans and specifications and the nature of fixtures, fittings and amenities described herein whereby the Unit may be affected without the prior consent in writing of the Allottee.

Provided that the Promoter may, at its sole discretion, against extra costs payable by the Allottee, make such minor additions or alterations as the Allottee may require or make such minor changes or alterations in accordance with the provisions of the Act.

- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after construction of the Designated Building is complete and Completion Certificate has been 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 may be recalculated if the carpet area mentioned herein varies as per confirmation by the Promoter. If there is reduction in the carpet area within the defined limit of 5% (five percent), then the Promoter shall refund the excess money paid by the Allottee within 45 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 the Allottee, the Promoter shall demand 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 or if no rate is specified then on pro rate basis. No claim by either party on any variation of carpet area or increase or decrease of Total Price shall be made after expiry of 15 days of issuance of notice by the Promoter to the Allottee to take possession of the Unit.
- 1.8 Subject to **Clause 9.3** and subject to their being no delay or default in payments and compliances by the Allottee hereunder, the Promoter agrees to and acknowledges that the right of the Allottee to the Designated Apartment shall be in the following manner:
 - (i) The Allottee shall have exclusive Ownership of the Unit.
 - (ii) The Allottee shall also have undivided proportionate share in the Project Land and the other Common Areas as a member of the Association. Since the share and interest of the Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with the Promoter, the Owner, the other co-owners, occupants, maintenance staff etc. without causing them any inconvenience or hindrance and as per the rules made in this respect including the House Rules. 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 of the Project Land in the Common Areas to the Association of allottees as provided under the Act.
 - (iii) The computation of the price of the Designated Apartment includes recovery of the price of the appertaining land, the construction of not only the Designated Apartment but also proportionately the Common Areas, the internal development charges as per agreed specifications, the external development

charges as per agreed specifications, the costs of providing electric wiring, fire detection and firefighting equipment in the Common Areas (if applicable) and includes the cost for providing initial infrastructure necessary for the facilities, amenities and specifications in the Project.

- 1.9 It is made clear by the Promoter and the Allottee agrees that the Unit along with Parking Facility, if any, 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. It is clarified that Project's facilities and amenities as mentioned in **PART-IV** of **Schedule A** hereto shall be available only for the use and enjoyment of the allottees of the Project.
- 1.10 It is understood by the Allottee that all areas and facilities falling outside the Project shall not form a part of the declaration to be filed with the Competent Authority under the West Bengal Apartment Ownership Act, 1972.
- 1.11 The Promoter agrees to pay all outgoings which it has collected from the Allottee before transferring the physical possession of the Unit and the Parking Facility, if any, to the Allottee for the payment of such outgoings (including land revenue, municipal or other local taxes, charges for water or electricity, maintenance charges) and shall also refund the mortgage loan (taken by the Promoter) and interest on mortgages or other encumbrances and any other liabilities if 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 Unit and the Parking Facility, if any, to the Allottee, the Promoter agrees to be liable, even after the transfer of the Unit and the Parking Facility, if any, 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.
- 1.12 The Allottee has paid a sum of Rs. _____/- (Rupees _____ only) as booking amount plus further part payment towards the Total price of the Designated Apartment until the time of Agreement, the receipt of which the Promoter hereby acknowledges. The Allottee hereby agrees to pay the remaining price of the Designated Apartment as detailed in the Payment Plan as and when the same is demanded by the Promoter within the time and in the manner specified therein. Provided that if the Allottee delays in the payment of any amount payable by him, he/she shall be liable to pay interest at the rate specified in the RERA Rules.

2 **MODE OF PAYMENT**

- 2.1 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 [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable)] in favour of '**HONEYBIRD HEIGHTS LLP**' payable at Kolkata. An intimation forwarded by the Promoter to the Allottee that a particular milestone of construction has been achieved shall be sufficient proof thereof. The issuance of such intimation by email or on any other digital platform at the address, email address or phone of the Allottee shall be sufficient intimation for the purpose of this clause by the Promoter upon the Allottee, and non-receipt thereof by the Allottee/s shall not be a plea or an excuse for non-payment of any amount or amounts.
- 2.2 All payments shall be made by the Allottee against proper receipts by the Promoter and the Allottee shall not be entitled to claim or to set up any other evidence regarding the payment.
- 2.3 The Tax Deductible at Source ("**TDS**") under section 194 IA of the Income Tax Act, 1961 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 Owner shall not be liable in any manner whatsoever in case of default on the part of the Allottee in depositing such TDS.
- 2.4 The Promoter has been empowered and authorized under its Development Agreement with the Owner to receive all amounts from the Allottee. The Promoter and the Owner shall apportion their respective entitlements in accordance with the 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 Other Costs and Deposits from the Allottee and the Allottee has satisfied himself about such rights of the Promoter.
- 2.5 In case of the Allottee committing any delay or default in any payment to be made to the Promoter hereunder, then without prejudice to the other rights and remedies of the Promoter in respect of such default hereunder or under law, the Promoter may appropriate the subsequent payments made by the Allottee on such head/s of the defaulted amount and interest applicable thereon and in such manner as the Promoter may deem fit and proper and the Allottee shall not raise any objection, dispute or claim in respect thereof.
- 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) 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 of 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.

- 3.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter and the Owner 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/agreement of the Unit and Parking Facility, if any, 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 and/or appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any other manner.

5 **TIME IS OF ESSENCE**

Time is of essence to the Promoter as well as the Allottee. The Promoter shall, subject to Force Majeure, abide by the time schedule for completing the project and handing over the Unit to the Allottee and the common areas to the association of the allottees after receiving the Completion Certificate. Similarly, the Allottee shall make timely payments of the installments and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in **PART-II of Schedule C ("Payment Plan")**.

6 **CONSTRUCTION OF THE PROJECT / DESIGNATED APARTMENT:**

The Allottee has seen the specifications of the Unit and accepted the Payment Plan, sanctioned plans, payment plan, unit plans [annexed along with this Agreement] which has been or is based out of the plans approved by the competent authority, as

represented by the Promoter. The Promoter shall develop the Project in accordance with the said sanctioned plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the applicable Building Rules and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under 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 Designated Apartment-**

The Promoter agrees and understands that timely delivery of possession of the Unit is the essence of the Agreement. The Promoter based on the approved plans and specifications assures to hand over possession of the Unit within 31st August 2026 with a grace period upto **6 (six) months** unless there is delay or failure due to war, flood, drought, fire, cyclone, epidemic, pandemic, 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 Unit.

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/agreement shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within **45 (forty-five) days** from that date. 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 from the competent authority shall offer in writing the possession of the Unit, to the Allottee in terms of this Agreement and the Allottee shall take possession of the Unit from the Promoter within **15 (fifteen) days** from the date of issue of such notice or two months from the date of issuance of Completion Certificate, whichever is later. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/Maintenance In-charge/association of allottees, as the case may be. The Promoter, on its behalf shall offer possession of the Unit within **15 (fifteen) days** of receiving the Completion Certificate of the Project/Building containing the Unit.

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

Upon receiving a written intimation from the Promoter as per **Clause 7.2**, the Allottee shall within the period mentioned in such intimation take possession of the Unit and the Parking Facility, if any, from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and/or required by the Promoter and the Promoter shall give possession of the Unit and the Parking Facility, if any, 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 and also 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 and handing over physical possession of the Designated Apartment to the Allottee, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including those relating to the common areas, to the association of the 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 shall be entitled to forfeit **10% (ten percent)** of the Total Price. The balance amount of money (if any) paid by the Allottee (other than Taxes paid by the Allottee and/or stamp duty and registration charges incurred by the Allottee) shall be returned by the Promoter to the Allottee within **45 (forty five)** days of such cancellation. The Allottee shall, at his own costs and expenses, execute all necessary cancellation related documents required by the Promoter.

7.6 **Compensation** – The Promoter shall compensate the Allottee in case any loss is 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 compensation under this section 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 **Clause 7.1**; or (ii) due to discontinuance of its 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 Allottee, 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 specified in the RERA Rules **within 45 (forty-five) days** including compensation in the manner as provided under the Act;

Provided that where if the Allottee does not intend to withdraw from the project, the Promoter shall pay the Allottee interest at the rate specified in the RERA Rules for every month of delay, till the handing over of the possession of the Unit and the Parking Facility, if any.

8 **REPRESENTATIONS AND WARRANTIES MADE BY THE PROMOTER:**

The Owner and Promoter hereby respectively represent and warrant to the Allottee as follows:

- (i) That the Owner has clear, absolute and marketable title with respect to the Project Land and that the Promoter has the requisite rights to carry out development upon the Project Land and that the Owner has absolute, actual, physical and legal possession of the Project Land with the Promoter having license to carry out the Project thereon;
- (ii) That the Promoter has lawful rights and requisite approvals from the competent authorities to carry out the development of the Project;
- (iii) That there are no encumbrances upon the Designated Apartment and appertaining share in the Project Land or in the Project except that the Promoter has got a facility sanctioned by Venus Funds Management Limited (an NBFC Company) for providing loan to the Promoter for construction of the Project (hereinafter referred to as the "**Financial Arrangement**" which expression shall include any addition variation or modification of the loan so sanctioned and/or paid to the Promoter by the said Company or any other bank or financial institution) by mortgaging the Project Land and the constructions thereat;
- (iv) That there are no litigations pending before any Court of law with respect to the Project Land, the Project or the Designated Apartment;
- (v) That 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 the due process of law. Further, the Owner and/or Promoter have been and shall, at all times, be in compliance with all applicable laws in relation to the Project, the Project Land, the Designated Building, the Designated Apartment and the Common Areas;
- (vi) That the Promoter has the right to enter into this Agreement and has not performed 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 Owner or the Promoter have not entered into any agreement for sale (which is subsisting at present) and/or development agreement (save and except the Development Agreement) and/or any other agreement/arrangement with any person or party with respect to the Project

Land including the Project and the Designated Apartment which can, in any manner, affect the rights of the Allottee under this Agreement;

- (viii) That the Owner and the Promoter both confirm that they are not restricted in any manner whatsoever from selling the Unit to the Allottee in the manner contemplated under this Agreement;
- (ix) That at the time of execution of the Sale Deed, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit and the Parking Facility, if any, to the Allottee and of the Common Areas to the Association of allottees;
- (x) That the Project Land is not the subject matter of any Hindu Undivided Family (HUF) and that no part thereof is owned by any minor and that no minor has any right, title and claim over the Project Land;
- (xi) That 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 all other outgoings whatsoever payable with respect to the said Project to the competent authorities till the issuance of the Completion Certificate;
- (xii) That no notice from the Government or any other local body or authority or any order/notification (including any notice for acquisition or requisition of the Project Land) has been received by or served upon the Promoter in respect of the Project Land and/or the Project;
- (xiii) That the Project Land is not a Waqf property;
- (xiv) That the Promoter intends to make an application before the Regulatory Authority in terms of the Rules published on **27th July, 2021** upon the office of the Authority becoming operational and ready to receive the same and that the provisions and contents of this Agreement and/or format sale deed and other writings may undergo modifications or alterations if required so by the Regulatory Authority.

9 **EVENTS CONSTITUTING A 'DEFAULT' AND CONSEQUENCES THEREOF:**

9.1 Subject to the *Force Majeure* clause, the Promoter shall be considered to be under Default in the following events:

- (i) Where the Promoter fails to provide ready to move in possession of the Unit to the Allottee within the time period specified. For the purpose of this clause, the expression 'ready to move in possession' means that the Unit is in a habitable condition and is complete in all respects as per the specifications prescribed herein And Completion Certificate issued in this respect shall be conclusive proof of the same;

- (ii) Where the Promoter's business as a developer is discontinued on account of suspension or revocation of its registration under the provisions of the Act or under the rules or regulations made thereunder.
- 9.2 In case the Allottee complies with his obligations under this Agreement and there is Default committed by the Promoter under the conditions listed above, the Allottee shall be entitled to:
 - (i) Stop making further payments linked to the construction milestones to the 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 after that will the Allottee be required to make the next payment without any penal interest provided that this clause shall not be applicable if the payment by the Allottee is not construction linked;
 - (ii) Terminate 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 Designated Apartment along with interest at the rate specified in the RERA Rules within **45 (forty-five) days** of receiving the notice for termination;

Provided that where the Allottee does not intend to withdraw from the Project or terminate the Agreement, he shall be paid by the Promoter interest at the rate specified in the RERA Rules for every month of delay till the handing over of possession of the Designated Apartment.
- 9.3 The Allottee shall be considered to be under Default on the occurrence of the following events:
 - (i) In case the Allottee fails to make payment for **two consecutive demands** made by the Promoter as per the Payment Plan annexed hereto despite having been issued notice in that regard. In such a scenario, the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate specified in the RERA Act and rules framed in accordance therewith from the date of issue of such demand notice or 15% per annum if not so specified or held inapplicable.
 - (ii) In case the Allottee fails to register the Sale Deed or comply with any other condition mentioned in this Agreement despite having received a **15 (fifteen) days** prior notice in writing from the Promoter in respect thereof, or in case any Default under the condition listed above continues for a period beyond **2 (two) consecutive months** after receiving 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 after deducting the amount paid at or before the execution of this Agreement and the interest liabilities of the Allottee with an option to pay the same directly to

the bank account of the Allottee provided at the time of application form and this Agreement shall thereupon stand terminated.

- 9.4 Notwithstanding any provisions to the contrary, it is expressly agreed that no refund to the Allottee shall, under any circumstances whatsoever, be made of any amount paid by the Allottee on account of Taxes and/or stamp duty and registration charges incurred by the Allottee. The Allottee shall, at his own costs and expenses, execute all necessary documents required by the Promoter in this regard.
- 9.5 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 for claiming damages for any default committed by the other Party.

10 **CONVEYANCE OF THE DESIGNATED APARTMENT:**

- 10.1 The Owner and the Promoter, on receipt of the entire amount of the Total Price and other charges in respect of the Designated Apartment under the Agreement from the Allottee, shall execute a Sale Deed to convey the title of the Unit together with the Parking Facility, if any, and the Owner shall join in the Deed to concur confirm and assure such sale and convey the proportionate indivisible share in the Common Areas **within 3 (three) months** from the date of issuance of the Completion Certificate.
- 10.2 However, in case the Allottee fails to deposit the stamp duty and/or registration charges or all other incidental and legal expenses etc. demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the Sale Deed in his/her favour till full and final settlement of all dues and till payment of stamp duty and registration charges is made by the Allottee to the Promoter and on such default, the Allottee shall also be deemed to be under Default under **Clause 7.3 and Clause 9.3** hereto. 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 authorities.

11 **MAINTENANCE OF THE SAID BUILDING / DESIGNATED APARTMENT / PROJECT:**

- 11.1 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 or any other Maintenance In-charge as per the House Rules. The cost of such maintenance shall be payable by the Allottee separately in addition to the Total Price of the Designated Apartment.
- 11.2 **Deposits:** The Allottee shall also pay and deposit and keep deposited the amounts on the following heads ("**Deposits**"):
- (a) The Allottee shall pay to the Promoter a non-refundable sum of Rs. _____/- towards provisional Maintenance Corpus/Sinking Fund.

- (b) The Allottee shall deposit and/or keep deposited with the Promoter as and by way of advance maintenance deposit, a sum of Rs._____/-, to remain in deposit with the Promoter. As against the bills for monthly maintenance charges to be raised by the Promoter upon the Allottee in respect of the Designated Apartment for **10 (ten) months** from the expiry of notice period of the intimation given to the Allottee to take possession, the Promoter shall adjust one-tenth of such advance maintenance deposit.
- 11.2.1 The Deposit paid to the Promoter shall be held by the Promoter as interest free security deposit and unless any amount out of the same is adjusted due to non payment of the taxes and outgoings payable by the Allottee, the same or the unadjusted portion thereof shall be transferred to the Maintenance In-charge by the Promoter.
- 11.2.2 The payment of all Deposits shall be made by the Allottee to the Promoter within **15 (fifteen) days** from the date of receiving the intimation from the Promoter to take possession of the said Unit in terms of **Clause 7.2** hereto.
- 11.3 **Other Costs** : As part of the Total Price but in addition to the Unit Price, Taxes and Deposits, the Allottee shall also pay to the Promoter the following amounts ("**Other Costs**"):
- (i) Goods and Service Tax and any other tax, levy, cess by any name called (including S.T.C., Works Contract Tax, duties, levies and all other taxes and impositions levied by the State Government, Central Government or any other authority or body from time to time) that may be applicable and/or imposed in future and such taxes shall be additionally payable at the applicable rates by the Allottee and shall be paid proportionately, if levied as a whole on the Designated Building or the Project and wholly, if levied specifically on the Designated Apartment(including those that may be applied with retrospective effect and/or those for which any recovery proceedings are initiated in consequence thereof). The Allottee further agrees that in case of any decrease/reduction in the applicable taxes, the Promoter shall not be liable to refund or compensate the same to the Allottee in any manner whatsoever.
 - (ii) Fees and expenses, if any, payable to the any authority towards Sale or Transfer Permission fees.
 - (iii) Proportionate share of costs, charges and expenses in respect of additional fire safety measures if required to be undertaken due to any subsequent legislation / government order/directives/guidelines or if deemed necessary by the Promoter beyond the present provision of providing electric wiring in each apartment and firefighting equipment in the Common Areas only as prescribed in the existing firefighting code/ regulations.
 - (iv) Security Deposit and other expenses as may be required by the CESC Limited or any other electricity provider for individual meter in respect of the

Designated Apartment directly with the CESC Limited or such other provider and proportionate share of the Security Deposit in respect of the common meter/s in respect of the Common Areas.

- (v) Stamp Duty and Registration Charges and all other applicable charges in respect of this Agreement and/or any future contracts in pursuance hereof and the Sale Deed to be executed in pursuance hereof.
- (vi) Fixed miscellaneous charges for each instance of registration of this Agreement and/or any other contract and/or Sale Deeds, which shall be paid by the Allottee to the Promoter.
- (vii) Proportionate costs of formation of Association and handover to Association.

11.3.2 It is clarified that the amounts mentioned in **Clauses 11.3** shall be payable by the Allottee additionally as per demands made by the Promoter upon the Allottee and **within 15 (fifteen) days** of receiving such demand.

11.4 None of the amounts of Other Costs shall bear any interest payable to Allottee nor shall they be refundable except in the manner and to the extent applicable on the termination of this Agreement in terms hereof.

11.5 In case due to any reason, the rate of interest as specified in the Rules cannot be applied then the interest shall be payable **@15% per annum**.

11.6 **Maintenance In-charge:**

11.6.1 Association: The Promoter shall enable the formation of an Association under the West Bengal Apartment Ownership Act, 1972 (hereinafter referred to as "the **Association**") by the allottees of the apartments in the Project and the Allottee hereby agrees to become a member of the Association and to sign, execute and register all documents required for the formation of the Association and for its running and administration. The Promoter shall appoint consultant(s) having knowledge in formation of the Association and the Allottee agrees to do all acts, deeds and things as may be required by such consultant(s) within the stipulated time and to pay the proportionate costs for the formation and operationalization of the Association.

11.6.2 Maintenance Agency: The Promoter shall appoint one or more agencies or persons (hereinafter referred to as the "**Maintenance Agency**") to look after the acts relating to the purposes of managing, maintaining, upkeep and security at the Project and in particular the Common Areas, Parking Spaces and Facilities, Amenities and Specifications, rendition of common services in common with the Co-Owner and the collection and disbursement of the Common Expenses and dealing with matters of common interest to the Co-Owner 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 ("**Common Purposes**") on such terms and conditions as it deems fit and proper. The Maintenance Agency may appoint professional facility

management agencies or persons for conducting the day-to-day affairs as it may deem fit and proper. The fees and costs for such Maintenance Agency shall be proportionately borne and paid by the Allottee.

11.6.3 Maintenance In-charge: Upon formation of the Association and its taking charge of the acts relating to the Common Purposes, the Association and until then the Promoter or any Maintenance Agency looking after the acts relating to the Common Purposes shall be the maintenance in-charge ("**Maintenance In-charge**").

11.7 Common Areas Related:

11.7.1 The Designated Building shall contain certain Common Areas as specified in **Section I** of **PART-IV** of **Schedule A** hereto and the Allottee shall have the right to use the said Common Areas in common with the Owner, the Promoter, the other Co-Owner of the said Designated Building and other persons as may be permitted by the Promoter.

11.7.2 The Project shall also contain certain Common Areas as specified in **Section II** of **PART-IV** of **Schedule A** hereto and the Allottee shall have the right to use the said Common Areas in common with the Owner, the Promoter, the other Co-Owner of the Project and other persons as may be permitted by the Promoter.

11.7.3 Save those expressed or intended by the Promoter to form part of the Common Areas, no other part or portion of the said Designated Building or the Project shall be claimed to be a part of the Common Areas by the Allottee either independently or in common with any other Co-owner(s). In particular and without prejudice to the generality of the foregoing provisions of this clause, the parking spaces including the Mechanical Parking System shall neither be nor be claimed to be a part of the Common Areas.

11.7.4 Upon construction of the Buildings the Promoter shall identify and demarcate portions to comprise in 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 common parking and for any other use and the areas so identified shall form part of the Common Areas.

11.7.5 The Owner/Promoter shall 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 require 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. If the formation of the Association does not take place prior to the agreed and/or prescribed date for execution of the Sale Deed in respect of the said Unit in favour of the Allottee, then the transfer of share in the Common Areas may be completed in favour of the Allottee in trust and for the ultimate Ownership of the Association and any related documentation and acts deeds and things shall be done by the Allottee and all stamp duty and other taxes, charges or costs required in order to implement such transactions shall be borne and paid by the Allottee.

11.8 Unit Related:

11.8.1 Fittings & Fixtures: Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the said Unit including the interior decoration shall be done and completed by the Allottee at his own costs and expenses. The Allottee shall be obliged to do and carry out the said fit out works in a good and workman-like manner and without violating any laws, rules or regulations of the municipal authority, the National Building Code, Fire Safety laws and rules with minimum noise and without causing any disturbance or annoyance to the other Co-Owner. The Allottee shall ensure that there shall be no stacking of debris or materials in any part or portion of the Common Areas and that there shall be regular clearing of all debris arising out of the Fit out works. The Allottee hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns on the floor, the ceiling and the walls of the said Unit. The Allottee shall be responsible for all consequences, including the 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 the fit out(s) or other activity.

11.8.2 Transfers by Allottee: The Allottee may, only after a period of **12 (twelve) months** from the date of execution of this Agreement and that too upon taking prior consent in writing of the Promoter and against payment of a sum equivalent to **@ 3% (three percent)** of the Total Price (excluding Other Costs and Deposits Amount) 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 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 risks and costs of the Allottee and/or the nominee and all stamp duty, registration charges, the legal fees (amounting to Rs. 25,000/-) 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 (except on the said sum mentioned equivalent to **@3% (three percent)** mentioned in this clause in respect of the Designated Apartment paid to the Promoter as aforesaid) or Goods and Service Tax arising due to any nomination by the Allottee shall be payable by the Allottee or its transferee but the Owner or the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Owner or the Promoter or to which the Owner or the Promoter are likely to become liable owing to any such nomination or related transactions, the same shall be payable by the Allottee in advance to the Owner 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 **12 (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.

11.8.3 Area Calculations:

- (i) **Carpet Area:** The carpet area for the said Unit or any other Unit shall mean the net usable floor area of such Unit excluding the area covered by the external walls, the areas under services shafts and the area under the exclusive balcony, but includes the area covered by internal partition walls of the said Unit.
 - (ii) **Open Terrace Area:** The net usable area of the exclusive open space attached to the Unit if granted to the Allottee.
 - (iii) **Balcony Area:** The net usable area of the exclusive covered balcony/balconies/terrace, if any, attached to the said Unit.
 - (iv) **Built-up Area:** The built-up area for the said Unit or any other Unit shall mean the Carpet Area of such Unit and Balcony area (covered with height of one or more floors) 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 **100% (one hundred percent)** the area covered by all other external walls of the such Unit/Balcony and in case any open terrace is attached to any Unit and granted to the Allottee then **50% (fifty percent)** built-up area of the Open Terrace shall also be included in the Built-up Area of such Unit.
 - (v) **Proportionate Common Area:** The proportionate share of the Common Areas attributable to the Designated Apartment is undivided _____ Square feet more or less.
 - (vi) **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 sum total of the Built-up Area and Proportionate Common Area which is _____ Square feet more or less.
 - (vii) It is clarified that the Proportionate Common Area shall have scope for minor approximation and such area as stipulated by the Promoter shall be final and binding on the parties hereto.
- 11.9 **Housing Loan by Allottee:** In case the Allottee, with the prior consent in writing 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 Agreement and the entire obligation or liability in respect of the same shall be that of the Allottee alone. The bank/financial institution providing housing loan or finance to the Allottee shall be required to disburse/pay all amounts due and payable to the Promoter under this Agreement and in no event shall the Promoter and/or the Owner assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Allottee from such bank/ financial institution. Any consent given by the Promoter in respect of any such housing loan or finance shall not affect the

obligations and liabilities of the Allottee hereunder nor the rights and authorities of the Promoter including to cancel or terminate this Agreement owing to any delay or default of the Allottee and upon forfeiture of stipulated amounts and adjustment of its dues to pay the balance to the financier of the Allottee in due discharge of the Designated Apartment.

11.10 Activity Centre Related:

11.10.1 Users: The Allottee shall have the right to use Activity Centre / facilities in the Project in common with the Owner, the Promoter and other Co-Owner of the Project and other persons permitted by the Promoter.

11.10.2 Facilities: The Promoter proposes to erect, install and/or make available certain facilities with initial infrastructure and equipments and installation as provided by the Promoter as hereinafter mentioned. The conveniences, amenities and facilities of the Activity Centre shall be decided by the Promoter and the same shall be final and binding on the Allottee. A list of the proposed facilities, as per current planning, of the Activity Centre has been provided **PART-V** of **Schedule A** hereto. However, notwithstanding anything contained in **PART-V** of the **Schedule A** hereto, the Allottee accepts and confirms that the Promoter shall have the sole right and discretion in planning the details and facilities of the Activity Centre and the same may also from time to time be varied at the sole discretion of the Promoter.

11.10.3 Activity Centre Costs: All costs and expenses for and relating to the Activity Centre Facilities (including the cost of the Manager, the management, maintenance, administration, repair, replacement, upkeep of all areas, equipments and utilities thereat and the cost of the professionals, employees and other persons appointed or engaged, the costs of rendition of security, services, amenities and facilities, taxes and overheads and all other fees, costs, charges and expenses connected therewith) shall be borne and paid by the allottees of the Project. On the Club Facility becoming functional, the Allottee shall comply with all rules and regulations as framed by the Maintenance In-charge for proper management and use thereof. In particular and without prejudice to the generality of the foregoing provisions, the Allottee shall also be liable to pay the charges as prescribed by the Promoter or the Maintenance In-charge from time to time for use of the Community Hall for his private functions or ceremonies, if permitted by the Promoter or the Maintenance In-charge. The Club Facility may be used by the Allottee alongwith family members residing at the Unit in common with other persons who may be permitted by the Maintenance In-charge. In case any visitor or guest of the Allottee desires to avail such facilities, the Allottee shall obtain a written consent from the Maintenance In-charge who shall be at liberty to refuse the same or to levy such charges and/or conditions in respect of the same as the Maintenance In-charge may deem fit and proper.

11.10.4 Commencement of Operation of the Activity Centre: The Promoter shall endeavor to get the Activity Centre operational after the entirety of the Project is complete and made ready. The Allottee accepts and confirms that the date of

completion of construction of the Designated Apartment shall have no connection and correlation with the Activity Centre becoming operational and that the Allottee shall not raise any claim or objection in this regard

11.10.5 Administration of the Activity Centre: The Allottee agrees and confirms that the Activity Centre (at the sole discretion of the Promoter) shall be initially managed and operated by the Promoter either by itself or through its nominee for such period as the Promoter shall think proper. The Promoter herein shall appoint on such terms and conditions as the Promoter may deem fit and proper one or more person or agency ("**Manager**") for the management and administration of the Activity Centre and rendition of the facilities therein to the users thereof, appointment/engagement of professionals and other persons therefor and setting out the rules and charges of use. The Manager may or may not be the Maintenance Agency and the cost of such Manager shall be part of the costs and expenses of running, management and administration of the Activity Centre. The Association shall be given the responsibilities in respect of the Activity Centre at such time and on such terms and conditions as the Promoter may deem fit and proper. All costs, charges and expenses pertaining to the Activity Centre and its running, administration, repair, maintenance, replacement, insurance etc., shall be and form part of the Common Expenses.

11.11 Overall Project-related:

11.11.1 Car Parking Areas: The Project contains open and covered and mechanical parking spaces as per sanctioned plans. In addition, the Project also contain open spaces which do not form a part of the Common Areas but which can be used for parking (hereinafter referred to as "**Open Parking Areas**"). For a regulated and disciplined use of these spaces, the Promoter has reserved the right to allot parking rights in these Open Parking Areas exclusively to those Allottees who need the same and apply for the same with preference being given by the Promoter to those Allottees who do not otherwise have any parking space in the Project. The Allottee agrees and undertakes neither to raise any dispute or objection in respect of the allotment of parking made by the Promoter in respect of the Open Parking Areas to any other allottees nor to disturb the use of the allotted parking space by the concerned allottee. The Allottee shall not have any Parking Facility until he makes full and final payment of all sums due from him in terms of this Agreement and until the Allottee remains in default in complying with his obligations under this Agreement.

11.11.2 The Mechanical Parking System shall be managed, maintained and up-kept by the Maintenance In-charge until such time as the Co-owners having parking facility therein or two-third majority of them decide to manage, maintain and up-keep the same themselves. All costs and expenses relating to the Mechanical Parking System (including its running, maintenance, operation, repair, replacement, renovation, insurance etc.) shall be payable by those Co-owners who take parking facility in the Mechanical Parking System proportionately and the same shall, so long the same is maintained by the Maintenance In-charge be paid by them to the Maintenance In-charge separately against bills raised by the Maintenance In-charge for the same. Any use of the Mechanical Parking System by the Co-owners taking the same shall be

subject to force majeure and interruptions, inconveniences and mechanical faults associated with its use and the Promoter and the Maintenance-in-Charge shall not be responsible or liable in any manner for any defect, deficiency, accident, loss or damage relating to or arising out of the Mechanical Parking System to which the Allottee hereby consents and agrees to keep the Promoter fully indemnified in respect thereof.

- 11.11.3** In case of the Allottee taking parking space in the Mechanical Parking System, the Allottee's proportionate share in the expenses and outgoings relating to the Mechanical Parking System shall be the proportion in which the number of parking spaces in the Mechanical Parking System taken by the Allottee may bear to the total number of Parking Spaces in the Mechanical Parking System. The Allottee's proportionate share in several matters referred to herein shall be the proportion in which the carpet area of the Unit may bear to the carpet area of all the Units in the Project. It is clarified that while determining the proportionate share of the Allottee in the various matters referred herein, the decision of the Promoter on any variations shall be binding on the Allottee.
- 11.11.4 Specifications:** The Promoter may use alternative similar substitutes in respect of any item of the Specifications mentioned in **PART-VIII** of **Schedule A** hereto.
- 11.11.5 Non-Obstruction in Project:** 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.
- 11.11.6 Commencement of power supply from Generator:** The power backup from the Common Generator in the Project shall be commenced only upon 50% (fifty percent) of the Co-Owner (other than the Owner or the Promoter) taking possession of their respective Units in the Project and not before and the Allottee, in case he takes possession of the Unit before the said time period stipulated for commencement of power backup from Common Generator, shall not raise any objection, dispute or claim in this behalf. The Promoter shall have the discretion to reduce or waive, at any time, the said requirement of minimum percentage of occupancy.
- 11.11.7 Construction Finance:** The Promoter has taken construction finance for construction of the Project from Venus Funds Management Limited (an NBFC Company) by mortgaging the Project Land and the constructions thereat **Provided However That** any such mortgage, if it relates to the Designated Apartment, shall be redeemed/discharged by the Promoter by way of repayment of the loan prior to the execution of the Sale Deed by the Promoter in favour of the Allottee in terms hereof.
- 11.11.8 Architect & engineers:** Unless changed by the Promoter, Maheswari & Associates of 37A Baker Road, 2nd Floor, Alipore, Kolkata-700 027 shall be the Architect for the Project.

11.11.9 Advocates: Unless changed by the Promoter, Messrs. DSP Law Associates, Advocates of 4D Nicco House, 2 Hare Street, Kolkata-700001 shall be the Advocates for the documentations concerning the transfer of different areas and portions of the Project.

11.11.10 Name: The Project shall bear the name "**Sanctorum**" or such other name as be decided by the Promoter from time to time. The two buildings comprised in the Project shall be called as "**Tower-1**" and "**Tower-2**" and shall also bear such other name or names 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.

11.11.11 Future Expansion Related:

- (i) The Allottee accepts, acknowledges and confirms that the Promoter shall have the sole and 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 including additional floors/storeys on the buildings and other vertical and horizontal expansion and commercial exploitation.
- (ii) The Promoter may make further additions and alterations to the Building Plans without affecting the Unit or reducing the amenities and facilities mentioned in **Part-IV of Schedule A**. The Promoter shall take any further consent, if required, from the Allottee at the appropriate time if and to the extent required under the Act and which such consent shall not be unreasonably withheld.

11.12 HOUSE RULES: The ownership and enjoyment of the Unit, Parking Facility, if any and the Common Areas by the Allottee shall be subject to the observance, fulfilment and performance of the terms and conditions of the Agreement as well as the House Rules below ("**House Rules**") which the Allottee shall be obliged and responsible to comply with strictly the following:-

11.12.1 to use the Unit 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-Owner.

11.12.2 that unless the right of parking is expressly granted and mentioned in **Part-III** of the **Schedule A** hereinabove written ("**Parking Facility**"), 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. The Maintenance In-charge may also

impose penalty for any wrongful parking by the Allottee in deviation or violation of this clause and/or the applicable conditions for Parking Facility.

11.12.3 In case the Allottee has applied for and has been allotted Parking Facility, the same shall be subject to the following conditions:-

- (i) The Allottee shall pay the Parking Facility Maintenance Charges punctually and without any delay or default;
- (ii) The Allottee shall not park any motor car, two-wheeler or any other vehicle at any other 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;
- (iii) The Allottee shall use the Parking Facility, only for the purpose of parking of his medium sized motor car that could comfortably fit in the allotted Parking Space and/or two-wheeler, as the case may be.
- (iv) 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 whatsoever.
- (v) 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.
- (vi) 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.
- (vii) This right to use car parking space does not confer any right of Ownership of the space on which such Parking Facility is provided.
- (viii) In case due to any legislation, rule, bye-law or order, the individual exclusive Parking Facility is not permissible, then the facility of parking agreed to be granted to the Allottee hereunder shall be super ceded by such legislation, rule, bye-law or order and for which the Allottee shall neither hold the Promoter and/or the Owner liable in any manner whatsoever nor make any claim whatsoever against the Promoter and/or the Owner.
- (ix) 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.
- (x) In case the Allottee is provided facility of parking which is inter-dependent with any other Parking Facility in the whole complex or any part thereof then the Allottee shall not disturb/block the ingress and egress of car/two wheeler of the other Unit owner of such facility or any other Co-Owner in the Project.
- (xi) In case the Allottee is provided facility of parking in the Mechanical Parking System, the Allottee shall abide by observe fulfill and perform all rules and regulations applicable to the user thereof. The Allottee accepts and acknowledges that any use of the Parking Facility if taken by the Allottee in the Mechanical Parking System shall be subject to Force Majeure and interruptions, inconveniences and mechanical faults associated with its use and further that the Promoter and the Maintenance-in-Charge shall not be responsible or liable

in any manner for any defect, deficiency, accident, loss or damage relating to or arising out of the Mechanical Parking System.

11.12.4 In case the Allottee has not been agreed to be granted any Parking Space, 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.

11.12.5 In case the Allottee has applied for and has been allotted rights over any open terrace, the same shall be subject to the following conditions:-

- (ii) The Allottee shall not cover, enclose, construct upon or make any addition or alteration to the open terrace and shall always keep the same open to sky.
 - (i) The Allottee shall not use the open terrace for any function where loud music is played or where lights disturbing other occupants are used.
 - (ii) The Allottee shall not do or put any soil or plantation nor do or permit any accumulation of water or cause any leakage, dampness or damage to the other portions of the Building in any manner.
 - (iii) No construction or storage of any nature shall be permitted thereon nor can the same be used for rest, recreation or sleep of servants, drivers or any person whosoever.
 - (iv) The Allottee shall not grant transfer let out or part with the open terrace rights independent of the Designated Apartment nor vice versa.
 - (v) The Allottee shall comply with all legislation, rule, bye-law or order including changes in law as applicable to the open terrace.
 - (vi) The terms and conditions on the user of the open terrace as mentioned above or elsewhere stipulated in this agreement shall all be covenants running with the use of the open terrace.
- 11.12.6** The use of the Common Areas including but not limited to the Activity Centre 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 Activity Centre) and appoint agencies for maintenance of the same. The Allottee shall not hold the Owner or the Promoter liable in any manner for any accident or damage while enjoying the Common Areas including any facility at Activity Centre by the Allottee or his family members or any other person. It is clarified that the role of the Promoter shall be only to provide the initial infrastructure in respect of the Common Areas and Activity Centre.
- 11.12.7** Not to make any construction or addition or alteration or enclose any Common Areas, the Activity Centre 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 standards of health and hygiene nor violate or omit to install and maintain any fire-safety measures.

- 11.12.8** Not to claim any access or user of any other portion of the Project except the Building and the Common Areas, the Activity Centre mentioned therein and that too subject to the terms and conditions and rules and regulations applicable thereto.
- 11.12.9** 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.
- 11.12.10** To apply for and obtain at his own costs separate assessment and mutation of the Designated Apartment in the records of appropriate authority within **6 (six) months** from the date of possession.
- 11.12.11** 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 said Building 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 Building or any part thereof.
- 11.12.12** Not to misuse or permit to be misused the water supply at the Designated Apartment.
- 11.12.13** Not to close or permit the closing of verandahs or lounges or balconies or lobbies and common areas.
- 11.12.14** Not to install or keep or operate any generator in the Designated Apartment or in the 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 Building or the Project Land save the battery-operated inverter inside the Designated Apartment.
- 11.12.15** 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

- 11.12.16** 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 areas and portions etc.
- 11.12.17** No bird or animal shall be kept or harbored in the common areas of the Project. In no event shall dogs and other pets be permitted in elevators or in any of the common portions of the Project unless accompanied.
- 11.12.18** 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 Building 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 **7 (seven) days** of giving of a notice in writing by the Maintenance In-charge to the Allottee thereabout.
- 11.12.19** 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 Owner and the Promoter and all other persons entitled thereto.
- 11.12.20** To install firefighting and sensing system gadgets and equipments as required under law and shall keep the Designated Apartment free from all hazards relating to fire
- 11.12.21** 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 Building 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.
- 11.12.22** 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 said Building or may cause any increase in the premia payable in respect thereof.
- 11.12.23** Not to draw the electric lines/wires, television/DTH cables, broadband data cables and telephone cables to the Designated Apartment except only through the ducts and pipes provided therefor and further ensuring that no inconvenience is caused to the Owner, the Promoter or to the other co-Owner of the Building. The Allottee shall under no circumstances be entitled to affix, draw or string wires, cables or pipes from, to or through any part or portion of the Building and/or the Project Land and/or outside walls of the Building save in the manner indicated by the Promoter or the Maintenance In-charge.

- 11.12.24** To allow the Maintenance In-charge, for the purpose of security, to restrict and regulate the entry of visitors into the Project. It being expressly understood that the internal security of the Designated Apartment shall always be the sole responsibility of the Allottee.
- 11.12.25** Not to commit or permit to be committed any alteration or changes in, or draw from outside the Building, the pipes, conduits, cables, wiring and other fixtures and fittings serving the Designated Apartment and any other Unit in or portion of the Project.
- 11.12.26** To co-operate with the Maintenance In-charge in the management maintenance control and administration of the Project and the Land and other Common Purposes.
- 11.12.27** 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.
- 11.12.28** To use only the Common Areas and Installations according to the rules framed from time to time by the Promoter and/or the Association in this behalf.
- 11.12.29** 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 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.
- 11.12.30** Not to alter the outer elevation or façade or colour scheme of the said Building (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-conditioner 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 Building 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.
- 11.12.31** Not to install any box grill at the Designated Apartment or any of its windows nor to install any grill the design of which has not been suggested or approved by the Promoter or the Architects.

- 11.12.32** Not to fix or install any antenna on the roof or any part thereof nor shall fix any window antenna.
- 11.12.33** 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-Owner.
- 11.12.34** Not to change/alter/modify the names of the Project and/or the Buildings therein from those mentioned in this Agreement.
- 11.12.35** Not to do or permit any animal sacrifice or any festival or occasion which contains any bodily or physical harm to any person or animal at any part or portion of the Common Areas.
- 11.12.36** The Allottee agrees, declares and confirms that the right, title and interest of the Allottee is and shall be confined only to the Unit, the Parking Facility and the other components of the Designated Apartment and that the Promoter shall at all times be entitled to deal with and dispose of all other apartments, units, parking spaces/facilities, constructed spaces and portions of the Project in favour of third parties at such consideration and its sole discretion, which the Allottee hereby accepts and to which the Allottee, under no circumstances, shall be entitled to raise any objection.
- 11.13 Taxes and Outgoings:** The Allottee binds himself and covenants to bear and pay and discharge the following amounts, taxes, expenses and outgoings ("**Taxes and Outgoings**"):
- (i) Property tax and/or Municipal rates and taxes and water tax, (if any) assessed on or in respect of the Designated Apartment directly to the Kolkata Municipal Corporation, BL&LRO and/or any other appropriate authority Provided That so long as the same 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.
 - (ii) All other taxes impositions levies cess and outgoings, betterment fees, development charges and/or levies under any statute, rules or regulations whether existing or as may be imposed or levied at any time in future on or in respect of the Designated Apartment or any component thereof 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 proportionately in case the same relates to the Building or the Project Land or any part thereof.
 - (iii) Electricity charges for electricity consumed in or relating to the Unit.
 - (iv) Charges for water and other utilities consumed by the Allottee and/or attributable or relatable to the Designated Apartment or any part thereof

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-Owner, proportionately to the Maintenance In-charge or the appropriate authorities as the case may be.

- (v) Proportionate share of all Common Expenses (including those mentioned in **PART-VI of Schedule A** hereto) 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, recurring monthly maintenance charges calculated @ **Rs. 5/- (Rupees five) only** per Square foot per month of the Unit Area for CAM mentioned in clause 11.8.3 (vi) of Schedule A-2 above. The said minimum rates 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.
- (vi) Parking Facility Maintenance Charges on actuals. In addition, the Co-owners having parking facility in multi level parking system shall also bear the costs and charges envisaged elsewhere in this agreement.
- (vii) Proportionate share of the operation, fuel and maintenance cost of the generator proportionate to the load taken by the Allottee.
- (viii) Goods and Service Tax and all other overheads in respect of the aforesaid outgoings and taxes payable by the Allottee as per the prevalent rates.
- (ix) 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.

11.13.1 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 (seven) 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 Unit Provided That any amount payable by the Allottee directly to any authority shall always be paid by the 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 and without raising any objection of any nature whatsoever. Part payment will not be accepted after the due dates.

11.13.2 The maintenance charges do not include any payment or contribution towards the Activity Centre payable by the Allottee as per stipulations made elsewhere in this agreement therefor. The maintenance charges does not also include the costs and expenses for 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, the maintenance charges and all such payments 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 claimed as a ground for the non-payment or decrease in the liability of payment of the proportionate share of the Common Expenses by the Allottee.

- 11.13.3** The liability of the Allottee to pay the aforesaid Taxes and Outgoings shall accrue with effect from the Liability Commencement Date.
- 11.13.4** 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. Without prejudice to the liability of the Allottee to pay interest as aforesaid, in case the failure and/or default in any payment by the Allottee for **2 (two) months** then until such payment with applicable interest, the Allottee and persons deriving rights through him shall be debarred from the benefits of use of the common facilities and the membership and use of the Activity Centre shall be suspended and the Maintenance-in-charge and Manager shall be entitled to withhold and stop all utilities and facilities (including electricity, lifts, generators, water, etc.) to the Allottee and his employees guests agents tenants or licensees and/or the Designated Apartment. It is clarified that any debarring, suspension, withholding or stoppage as aforesaid shall not affect the continuing liabilities of the Allottee in respect of payment of the Taxes and Outgoings and applicable interest during the period of such debar, suspension, withholding or stoppage.
- 11.13.5** The Allottee shall be and remain responsible for and to indemnify the Owner, the Promoter and the Association against all damages costs claims demands and proceedings occasioned to the Land or any other part of the Building 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 Owner and the Promoter against all actions claims proceedings costs expenses and demands made against or suffered by the Owner 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.
- 11.14** **Liability Commencement Date:** In case the Promoter issues notice to the Allottee to take possession of the Unit and the Allottee fails to pay the entire dues of the Allottee within the time stipulated in the notice or is in default in compliance of any of his other obligations hereunder, then notwithstanding the fact that the Promoter shall withhold possession of the Unit on account of such failure or default of the Allottee, the Allottee's liability to pay the Taxes and Outgoings in respect of the Designated Apartment shall commence on the expiry or 15 days of issuance of such Notice of Possession or date of expiry of the time stipulated in such notice,

whichever be earlier, as aforesaid ("**Liability Commencement Date**"). Furthermore, with effect from the Liability Commencement Date and until the Allottee pays all his dues towards the Promoter and the Designated Apartment and remedies the concerned default and takes physical possession of the Unit, the Allottee shall be liable for all consequences of failure of compliance of House Rules and shall also be liable to pay to the Promoter a predetermined lumpsum of **Rs.10000/- (Rupees ten thousand) only** towards withholding charges. This shall be without prejudice to the other rights remedies and claims of the Promoter and the other obligations and liabilities of the Allottee hereunder.

11.15 **Waiver:** The unsold apartments at the Project shall enjoy a waiver in respect of the Maintenance Charges for a period of **1 (one) year** from the date of the Completion Certificate.

11.16 Common Expenses ("**Common Expenses**") shall be all fees, costs, charges and expenses to be paid or incurred in respect of the management, maintenance, administration, repair, replacement, upkeep, protection, insurance, security of the Buildings (except the Units therein), and the Common Areas, the Shared Facilities and the parking spaces and for all other Common Purposes and include those mentioned in **PART-VI** of **Schedule A** hereto.

11.17 Acknowledgments, Exceptions and Reservations: The Allottee doth hereby unconditionally and irrevocably agree to the rights, entitlements and authorities of the Promoter under **Clause I** above and under the other provisions of this Agreement fully and in all manner and shall not be entitled to raise any objection, dispute, hindrance or claim on any account whatsoever in respect thereof. Without affecting the generality of the foregoing, the Allottee doth hereby authorize, allow and permit the Promoter to avail and/or exercise all or any of rights and authorities envisaged under **Clause I** above and/or the following rights and authorities at any time and from time to time hereafter: -

11.17.1 The Promoter shall at all times also be entitled 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, common areas and/or any other places in the Project by way of neon-sign, hoardings, signages, sign boards etc., (hereinafter referred to as "**Project Branding**") and the Allottee or the Association shall not be entitled to obstruct, remove or block the same in any manner whatsoever or howsoever. The Allottee has no objection nor will at any time be entitled to raise any objection to any hoardings, neon sign, billboards, advertisements, signage (of any size and constructed of any material and the same, with or without illumination) of the brand names "**Isha Group**" and "**Eden Group**" etc., ("**Said Signage**") of the Promoter being erected on the roof and/or the parapet walls and/or the facade of the Project and also the boundary walls of the Project. The space for the Said Signage shall be deemed to have been excluded out of the subject matter of sale and shall always belong to the Promoter. The Promoter shall maintain the Said Signage at its own cost if the Said Signage is illuminated, the Promoter shall bear the charges for actual

electricity consumed for illumination on the basis of a separate meter specifically installed for this purpose. Neither the Allottee nor the Allottee's successor-in-interest shall at any time do any act, deed or thing which affects or hinders the absolute and unfettered right of the Promoter to put up the Said Signage and enjoy the benefits of the Said Signage. It is clarified that for the purpose of maintaining, managing, repairing, replacing, adding or altering the Said Signage, the Promoter and/or the men and agents of the Promoter shall at all times have the right of access to the areas in which the Said Signage are constructed and/or installed without any obstruction or hindrance either from the Allottee or the Maintenance In-charge. The Allottee further agrees not to use the name/mark "**Isha Group**" and "**Eden Group**" in any form or manner, in any medium (real or virtual), for any purpose or reason whatsoever save and except for the purpose of address of the Unit and if the Allottee does so, the Allottee shall be liable to pay damages to the Promoter and shall further be liable for prosecution for use of such mark.

11.17.2 The Promoter shall be entitled to negotiate with and enter upon contracts (on such terms and conditions as the Promoter in its sole discretion, may think fit and proper) with the vendors, suppliers and providers of facilities including but not limited to setting up telecom, data transmission, television, internet, transformer, compactor, earth pits, generators, invertors, wires and installations and any other facility anywhere at the Building or spaces surrounding the same 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 of them or any other part of the Project. If any consideration, rent, hiring charges etc., is receivable from any such vendors/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 belong to the Promoter and the Promoter may use the same to subsidize/meet the Common Expenses to that extent.

11.17.3 The Allottee has agreed that for the benefit of the Project, the Promoter shall be allowed to make any additions and alterations in the sanctioned plans, layout plans and specifications of the Project including the Common Areas without changing the layout, specification and carpet area of the Unit as may be necessary due to architectural and structural reason on recommendation of the Architect. The Allottee unconditionally accepts and consents to the same and shall not raise any objection whatsoever in this regard.

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 Unit is

situated, as the case may be, the Parties shall refer the matter to the Architect for the Project who shall verify the same and direct the Promoter to proceed or not to proceed with the rectification of the defects upon considering the submission of the Parties and the terms and conditions hereof and then 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 Further That the obligation or liability of the Promoter shall not arise if the defect has arisen owing to any Force Majeure event or owing to act or omission of the Allottee or any other allottees 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 or competent authority. The Allottee is aware that any change, alteration including breaking of walls or any structural members or the construction of any new wall or structural member will result in immediate cessation of the Promoter's obligation to rectify any defects or compensate for the same as mentioned in this Clause. The decision of the Architect in respect of the matter referred to in this clause shall be final and binding upon both the Promoter and the Allottee.

However, the Allottee has been made aware and the Allottee expressly agrees that the regular wear and tear of the Residential Complex excludes minor hairline cracks on the external and internal walls excluding RCC structure which happens due to variation in temperature of more than 20 degree centigrade which do not amount to the structural defects and hence cannot be attributed to either bad workmanship or structural defects. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee it shall be necessary to appoint an expert/ surveyor to be nominated by the Architect of the Project, who shall survey and assess the same and then submit report to state the defects in material used in the structure and in the workmanship executed.

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 right to the use of Common Areas shall be subject to timely payment of the total maintenance charges, as determined and thereafter billed by the Maintenance In-charge (or the maintenance agency appointed by it) and performance by the Allottee of all his obligations in respect of the terms and conditions specified by the Maintenance In-charge from time to time.

14 RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/Maintenance In-charge/maintenance agency/association of allottees shall have rights of unrestricted access to all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee

agrees to permit the association of Allottees and/or maintenance agency to enter into the 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 or for inspection and requiring the Allottee to remedy any want of repair.

15. USAGE:

Use of Basement and Service Areas: The basement and service areas if any located within the Project Land may be ear-marked for purposes such as parking spaces and services including but not limited to STP, transformer, DG set, underground water tanks, Pump rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basement in any manner whatsoever, other than those earmarked as parking spaces and the service areas 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 DESIGNATED APARTMENT:

- 16.1 Subject to **Clause 12** above, the Allottee shall, after taking possession, be solely responsible to comply with the House Rules/Association Bye-laws and maintain the Unit at his own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Buildings, or the Unit or the Parking Facility, if any, or the common areas including staircases, lifts, common passages, corridors, circulation areas 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 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 would not put any signboard / nameplate, neon light, publicity material or advertisement material etc. on the face/façade of the Building or anywhere on the exterior of the Project, Buildings or Common Areas. The Allottee 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 his 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 THE ALLOTTEE:

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

18. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that except as otherwise mentioned elsewhere herein it has no right to make additions or to put up additional structure(s) anywhere in the Project after the completion certificate in respect of the Buildings in the Project has been issued by the competent authority(ies) except as provided for elsewhere in this Agreement and/or in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

19.1 After the Promoter executes this Agreement it 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.

19.2 However, the Promoter shall be entitled to securitize the Total Price and/or other amounts payable by the Allottee under this Agreement (or any part thereof) in the manner permissible under the Act/Rules, in favour of any persons including banks/financial institutions and shall also be entitled to sell and assign to any person or institution the right to directly receive the Total Price and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Total Price and other amounts payable in accordance with this Agreement, in the manner as intimated.

20. APARTMENT OWNERSHIP ACT (OR THE RELEVANT STATE ACT):

The Promoter has assured the Allottee that the Project can be registered in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Promoter is in compliance with the various laws/regulations as applicable in the State of West Bengal to the extent applicable.

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 registering authority 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 registering authority 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, the allotment 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 (after forfeiture of a sum of equivalent to **10% (ten percent)** of the Total Price with an option to pay the same directly to the bank account of the Allottee given at the time of application form without any interest or compensation whatsoever. The taxes and stamp duty, registration charges and documentation charges incurred or payable by the Allottee shall not be refundable to the Allottee and the same shall be the costs of the Allottee for which no claim shall be made against the Promoter by the Allottee.

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, 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 be amended only through the written consent of the Parties.

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

It is clearly understood and so agreed to 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 projects on future phase lands, if any, shall be equally applicable to and enforceable against 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 including waiving the payment of interest for delayed payment. It is made clear and so agreed to by the Allottee that the exercise of such discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or be binding on the Promoter to exercise such discretion in the case of other Allottees.

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

26. SEVERABILITY:

If any provision of this Agreement is 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 being agreed upon by the Parties and/or consented to by the Allottee shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the 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 the other allottee(s) in the Project, the same shall be equal to the proportion which the carpet area of the Unit bears to the total carpet area of all the Units in the Project.

28. FURTHER ASSURANCES:

The Parties agree that they shall execute, acknowledge and deliver to each other such instruments and take such other actions, in addition 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 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 Registrar/Additional Registrar/Sub-Registrar. 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 Allottee or the

Promoter by Registered/Speed Post and/or by email transmission, provided that receipt of such email is formally confirmed by the recipient by replying thereto or otherwise, at their respective addresses specified below:

Name of Allottee: _____

Address of Allottee: _____

Email id of Allottee: _____

Promoter Name: **HONEYBIRD HEIGHTS LLP**

Promoter Address: 304 Chandan Niketan, 52A, Shakespeare Sarani, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017

Email id of Promoter: jasobanta@ishagroup.com

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

31. JOINT ALLOTTEES:

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

32. GOVERNING LAW:

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

33. DISPUTE RESOLUTION:

All or any disputes arising out of 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 and/or its subsequent amendments and all disputes and differences relating to the Designated Apartment in the Project shall be subject to the exclusive jurisdiction of Courts at Kolkata only.

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

III. SCHEDULES:

SCHEDULE 'A' ABOVE REFERRED TO:

PART-I

(PROJECT LAND)

ALL THAT messuages tenements hereditaments structures out-houses sheds and premises together with the piece and parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 1 Bighas 18 Cottahs 8 Chittacks 40.67 Square Feet more or less situate lying at and being Premises No. 17 Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas and butted and bounded as follows:-

ON THE NORTH : By 8 Pagladanga Road;

ON THE SOUTH : By Pagladanga Road;

ON THE EAST : By 8 Pagladanga Road; and

ON THE WEST : By common passage.

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

PART-II

(UNIT)

ALL THAT the residential flat being Unit No. _____ containing a carpet area of _____ Square feet more or less alongwith balcony/balconies with a carpet area of _____ Square feet more or less and a total built-up area of Unit (including Balcony/balconies) of _____ Square feet more or less on the _____ floor of the Tower ___ of the Project at the Project Land.

PART-III

(PARKING FACILITY)

ALL THAT the right to park ____ (____) medium sized motor car at such _____ place in the ground floor of any one of the Buildings at the said Project Land as be expressly specified by the Promoter at or before delivery of possession of the Unit.

PART-IV

(COMMON AREAS)**Section-I****(Common Areas in the Building)****1. Common Areas & Installations at any Building:**

- 1.1 Concealed electrical wiring and fittings and fixtures for lighting the staircase, the common areas, the lobby and the landings and for operating the installation of two lifts at the designated Tower.
- 1.2 Electrical installations with main switch and meter and space required therefore in the Building.
- 1.3 Bore well/ Tube well (as the case may be) water pump overhead tanks and underground water reservoirs and spaces required thereto with water distribution pipes from such Overhead water tank connecting to the different Units of the Building and Space for Water pump and motor room therefor.
- 1.4 Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
- 1.5 Common corridors, lobbies, stairs, stairways landings entrances exits and pathways within each New Building.
- 1.6 Windows, doors, grills and other fittings in the common area.
- 1.7 Lifts, Lift wells spaces required therefor.
- 1.8 Common roof.
- 1.9 Such other common parts areas and any covered and open space in or about each Building as may be provided by the Promoter.
- 1.10 Gate Goomty.

Section-II**(Common Areas in the Project)****2. Common Areas & Installations at the Project:**

- 2.1 Driveways, pathway pavements and landscape green at the Project Land.
- 2.2 Space for transformer and Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.
- 2.3 Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- 2.4 Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains (if any).
- 2.5 Space for Generator installations and its allied accessories room.

- 2.6 Boundary walls of the Properties including outer side of the walls of the Project Land and main gates.
- 2.7 Such other common parts areas and any covered and open space in or about Project Land and for the Building Complex as a whole as may be provided by the Promoter.

PART-V
(ACTIVITY CENTRE FACILITIES)

- A.** Podium Level Lawn.
- B.** Double Height Community Hall.
- C.** Roof-top Indoor Games Rooms for Adults and Kids.
- D.** Roof-top Outdoor Kids Play Area.
- E.** Roof-top Multipurpose Court.
- F.** Gym.
- G.** Roof-top Yoga Deck.
- H.** Podium Level Rock Climbing area for Kids.
- I.** Roof-top Sky Lounge.
- J.** Roof-top Swimming Pool.

PART-VI
(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 (excluding parking spaces in the Mechanical Parking System) and all adjoining side spaces and all related, gutters and water pipes for all purposes, equipments and accessories, machinery, tools and tackles, Activity Centre Facilities related equipment's etc., drains and electric cables and wires in under or upon the Said Building and/or the Project and/or the Activity Centre Facilities 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 Land, main entrance, landings and staircase of the Building enjoyed or used by the Allottee in common as aforesaid and the boundary walls of the Land, compounds etc. The costs of cleaning and lighting the Common Areas, the main entrance, passages, driveways, landings, staircases and other parts 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, Activity Centre Facilities related equipment's, electricity, light fittings etc. and also the costs of repairing, renovating and replacing the same and also the Parking Spaces(excluding parking spaces in the Mechanical Parking System).
 3. **STAFF:** The salaries, remuneration, fees and all other expenses of the staff, contractors, agencies etc.,) to be appointed or employed for the Common Purposes (e.g. security, electricians, maintenance persons, caretakers, accountants, clerks, other administrative staff, lift operators, plumbers, gardeners, sweepers, guards etc.).
 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 Land and Common Areas (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 (excluding parking spaces in the Mechanical Parking System) 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 (excluding parking spaces in the Mechanical Parking System) and also on deployment of personnel and agency for its operation, security, protection and other purposes etc.
 10. **OTHERS:** All other expenses and/or outgoings including litigation expenses as are incurred by the Owner, the Promoter and the Association for the common purposes.

PART-VII

(CHAIN OF TITLE)

- 1 One Kachi Lal Gorey, Paritosh Gorey and Madan Lal Gorey and Santosh Gorey (since deceased) were the full and absolute owners of All That messuages tenements hereditaments structures out-houses sheds and premises together with the piece and

parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 40.535 Cottah more or less (which upon present survey and actual measurement found to contain an area of 2 Bigha 2 square feet more or less) situate lying at and being Premises No. 17 Pagladanga Road, Police Station Pragati Maidan (formerly Tiljala), Kolkata- 700105 within Ward No. 57 of Kolkata Municipal Corporation, in the District of South 24 Parganas hereinafter referred to as "the **Larger Property**".

- 2 The said Santosh Gorey, a Hindu died intestate on 23rd August 1970 leaving him surviving his two sons namely Manik Lal Gorey and Ratan Lal Gorey and two daughters namely Milan Biswas and Labanya Kundu as his only heirs, heiresses, legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property, absolutely.
- 3 By a sale deed dated 26th March 1974 and registered with District Sub-Registrar, Alipore in Book Volume No. 56 Pages 74 to 82 Being No. 1838 for the year 1974, the said Kachilal Gorey, Paritosh Gorey, Madan Gorey, Manik Gorey and Ratan Gorey and two daughters namely Milan Biswas and Labanya Kundu for the consideration therein mentioned sold conveyed and transferred unto and to the Owner hereto, All That the Larger Property.
- 4 Thus, the Owner hereto became the full and absolute owner of the Larger Property.
- 5 The Owner got its name mutated in respect of the Larger Property before the Kolkata Municipal Corporation.
- 6 By the following deeds of gift all executed in favour of the Kolkata Municipal Corporation, the Owners have gifted portions containing a total area of 96.72 square meter out of the Larger Property owned by it:-
 - 6.1 Deed of Gift dated 15th September 2021 and registered with Additional District Sub Registrar Sealdah in Book I Volume No. 1606-2021 Pages 148208 to 148224 Being No. 160603619 for the year 2021 for an area of 57.02 sq.mt. more or less
 - 6.2 Deed of Gift dated 15th September 2021 and registered with Additional District Sub Registrar Sealdah in Book I Volume No. 1606-2021 Pages 148191 to 148207 Being No. 160603621 for the year 2021 for an area of 34.12 sq.mt. more or less
 - 6.3 Deed of Gift dated 16th September 2021 and registered with Additional District Sub Registrar Sealdah in Book I Volume No. 1606-2021 Pages 148157 to 148173 Being No. 160603620 for the year 2021 for an area of 5.58 sq.mt. more or less
7. The plans for construction of the Buildings at the Project were sanctioned by the Kolkata Municipal Corporation vide sanction Plan No. 2022070148 dated 28th November, 2022.
8. The full and complete terms and conditions between the Owner and the Promoter has been agreed and recorded in the Development Agreement dated 5th July, 2021 and

registered with Additional Registrar of Assurances - III, Kolkata in Book No. I, Volume No. 1903-2021, Pages from 257885 to 257951, Being No. 190305733 for the year 2021.

9. The Owner agreed to join in as party to the agreements for sale that may be entered into by the Promoter for sale of any Unit or other saleable area and also upon construction and completion of the Building at the Project to complete the sale and transfer of the said share in the land and all and whatever their share, right, title and interest in such Units including the Designated Apartment.

PART-VIII
(SPECIFICATIONS)

1. FOR THE UNIT:

A. KITCHEN:

- a. Granite counter top with Stainless Steel Sink.
- b. Wall tiles up to two feet height above counter.
- c. Provision for Water Filter.

B. TOILETS:

- a. Hot and Cold-water line provision in all toilets.
- b. CP Fittings of Jaguar/ Roca/Kohler/Grohe or similar make.
- c. Sanitary Fittings with Concealed Cistern of Kohler/Duravit/ Roca or similar make.

C. ELECTRICALS:

- a. Concealed copper wiring with modular switches of Anchor/ Roma/Schneider Electric/Havells/Legrand or similar make.
- b. Energy efficient VRF Air-Conditioning with single outdoor unit per Apartment. *(Available at extra cost)*
- c. TV points in all bedrooms & living room.
- d. Telephone & Broadband provision points in living room.
- e. 15A Geyser point in all toilets.
- f. AC point in all bedrooms, living & dining.
- g. One washing machine point.
- h. Provision for installation of Electric Car Chargers in Car Parking Areas. *(Available at extra cost)*

D. DOORS & HARDWARE:

- a. BWR flush doors.

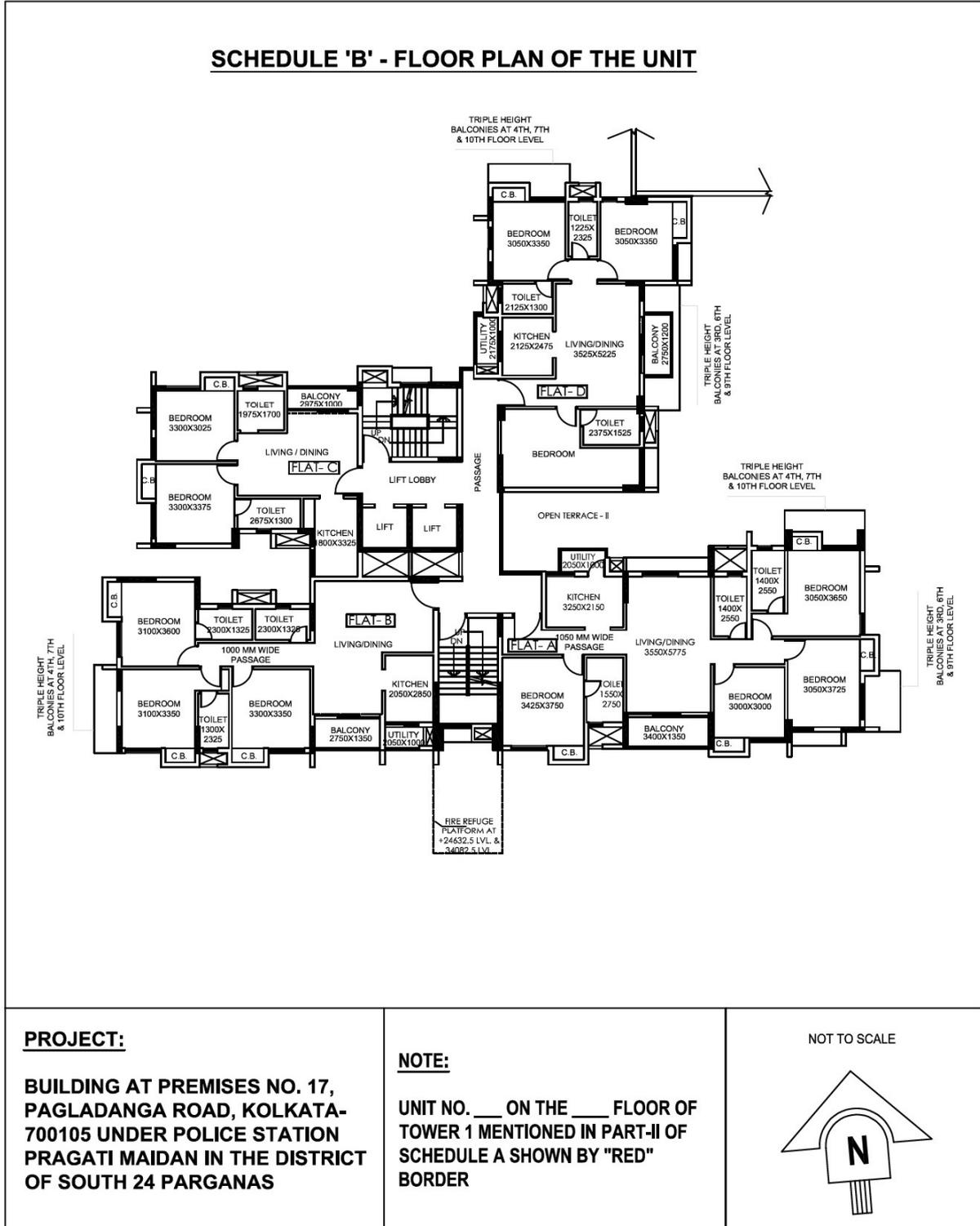
- b. Main door finished with door lock/door handle and eye-hole.
- c. Doors finished in paint.
- E. APARTMENT WALL FINISH:** Putty finish.
- F. WINDOWS & RAILINGS:**
 - a. Anodized/powder coated Aluminium Sliding or Casement Windows.
 - b. Glass Railings in Balconies and Terraces.
 - c. MS Railing in Utility Areas.
- G. FLOORING:**
 - a. Vitrified tiles in bedrooms/living/dining/kitchen.
 - b. Anti-skid floor tiles in toilets with wall tiles up to door height.

2. FOR THE PROJECT:

- A. STRUCTURE:** RCC-framed structure on a pile foundation with anti-termite treatment.
- B. BRICKWORK:** Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality finish and thermal insulation.
- C. ELEVATION:** Modern Elevation conforming to contemporary designs.
- D. EXTERNAL FINISH:** Textured and/or weather-shield paint finish. (Nerolac/ Asian Paints/Berger/Akzo Nobel or similar make).
- E. LOBBIES:** Decorated Main Lobbies with Lift Facia, False Ceiling, Lighting.
- F. GENERATOR:**
 - a. 24-hour power DG backup for all common services.
 - b. DG back up of 1000 W for 2 BHK/1500 W for 3 BHK/2000 W for 4 BHK.
- G. LANDSCAPE:** Professionally designed and executed landscaping.
- H. WATER SUPPLY:** Underground and Overhead water storage tanks of suitable capacity for water supply.
- I. GREEN BUILDING SUSTAINABLE INITIATIVES:**
 - a. Large windows for enhanced ventilation.
 - b. Rain Water Harvesting.
 - c. Use of low VOC paints.
 - d. Water efficient Kitchen and Bathroom fixtures.
 - e. Sewage Treatment Plant.
- J. SAFETY & SECURITY:**
 - a. Round-the-clock manned security personnel.

- b. Security Cabin at entry.
- c. Fire Detection and Suppression systems.
- d. CCTV Cameras.
- e. Intercom facility.
- f. Fire Rated Doors at fire escape staircases.
- K. LIFTS:** 2 Passenger Lifts of Kone/Mitsubishi/Thyssenkrupp/ Schindler/Otis/ Toshiba or similar make in each tower.

SCHEDULE 'B':
(FLOOR PLAN OF THE UNIT)



SCHEDULE 'C'**PART-1****(TOTAL PRICE)**

The Total Price (excluding Goods & Service Tax) for the Designated Apartment based on the carpet area of the Unit is **Rs. _____/- (Rupees _____ only)**. In addition thereto the Allottee has agreed to pay the Other Costs and Deposits and the Taxes all hereinafter collectively referred to as "**Total Price**" as per the particulars mentioned in **Clause 1.2** above. The same shall be subject to variations as per the Explanation to **Clause 1.2** above.

PART-II**(PAYMENT PLAN)**

A. The Total Price excluding the Other Costs and Deposits and Taxes amounting to **Rs. _____/-** shall be paid by the Allottee to the Promoter in installments as follows:

Sl. No.	Particulars	%	Amount in Rs. **
1.	Consideration as Booking Amount	10%	_____/-
2.	On the execution of this Agreement	10%	_____/-
3.	Within 7 days of Piling	15%	_____/-
4.	Within 7 days of casting of 1 st Floor Slab Casting	15%	_____/-
5.	Within 7 days of casting of 3 rd Floor Slab Casting	5%	_____/-
6.	Within 7 days of casting of 5 th Floor Slab Casting	5%	_____/-
7.	Within 7 days of casting of 7 th Floor Slab Casting	5%	_____/-
8.	Within 7 days of casting of 9 th Floor Slab Casting	5%	_____/-

9.	Within 7 days of casting of Roof Slab Casting of respective Tower	10%	_____/-
10.	Within 7 days of Brickwork of the said Unit	10%	_____/-
11.	Consideration as earnest money within 15 days of issuance of notice for possession of the Designated Apartment	10%	_____/-
	** plus applicable Taxes		

- B. The Taxes on the amounts payable as per para A above shall be payable at applicable rates alongwith the relevant amounts.
- C. The Other Costs with applicable Taxes shall be paid by the Allottee to the Promoter in terms of **Clause 11.3.2** hereinabove.
- D. All Deposits shall be paid by the Allottee to the Promoter in terms of **Clause 11.2.2** hereinabove.

DISCLAIMER: The Promoter intends to make an application to the Regulatory Authority in terms of the Rules published on 27th July, 2021 upon the office of the authority becoming operational and ready to receive the same and it is hereby brought to the notice of all concerned that the provisions and contents of this Agreement may undergo modifications or alterations if so required by the Regulatory Authority or under the Real Estate Laws as are being implemented in West Bengal.

IV. IN WITNESS WHEREOF the 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.

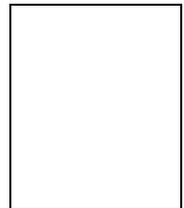
SIGNED AND DELIVERED BY THE WITHIN NAMED:

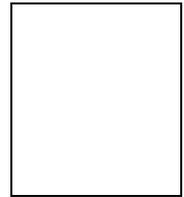
Allottee: (including joint buyers)

(1) Signature _____

Name: _____

Address: _____





(2) Signature _____

Name: _____

Address: _____

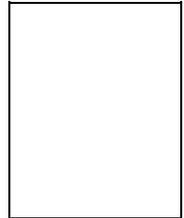
SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

Signature _____

Name: Mr. Jasobanta Swain

Address: 2/2, Brojen Mukherjee Road, Behala, Post Office-Behala, Police Station-Behala, Kolkata, PIN-700034



SIGNED AND DELIVERED BY THE WITHIN NAMED:

Owner:

Signature _____

Name: Mr. Jasobanta Swain

Address: 2/2, Brojen Mukherjee Road, Behala, Post Office-Behala, Police Station-Behala, Kolkata, PIN-700034

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____

Name _____

Address _____

2. Signature _____

Name _____

Address _____

DATED THIS _____ DAY OF _____ 2023

BETWEEN

HONEYBIRD HEIGHTS LLP

....PROMOTER

AND

_____.

....ALLOTTEE

AND

A TALUKDAR & CO FERTILISERS PRIVATE LIMITED.

....OWNER

AGREEMENT

(Unit No. _____ Tower _____)

**DSP LAW ASSOCIATES
Advocates
4D, NICCO HOUSE
1B, HARE STREET,
KOLKATA-700001**