

Deed of Conveyance

THIS AGREEMENT FOR SALE executed on this _____ day of
_____ 2025

BY AND BETWEEN

“GLOBLE CONSTRUCTION” a Proprietor Ship Firm having its registered office at Mirzabazar, P.O- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, PAN NO. AWIPK6708M represented by its proprietor namely **IMRAN KHAN**, son of Lt. Mujibu Rahaman Khan (PAN No. _____, Aadhaar No. _____) by religion – Muslim, by occupation – Business residing at Mirzabazar, P.O.- Midnapore,

P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, hereinafter referred to as “**PROMOTER /DEVELOPER**” (Which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its Successors-in-interest, executors, administrators and permitted assigness.

AND

MR/ MRS _____(Aadhaar No. _____),
(PAN NO. _____) Son of/ Daughter of _____
aged about _____years, by religion- _____, by occupation- _____,
residing at _____, P.O.- _____, P.S.- _____, District-
_____, Pin- _____, hereinafter referred called the
PURCHASER/ PURCHASERS/ ALLOTTEE (Which expression shall unless
repugnant to the context or meaning there of be deemed to mean and include
his /her heirs, executors, administrators, successors –in- interest and permitted
assignees) the PROMOTER/DEVELOPER and ALLOTTER shall herein after
collecinely be referred to as the “Parties” and individually as a “Party”

WHEREAS 1) NATIBAR RAHAMAN, 2) TALBIZUR ALTAFUR
RAHAMAN @ TALBIZUR @ TALBIZUR RAHAMAN 3) HAFIZUR
RAHAMAN 4) NASHIBUR RAHAMAN 5) SAHEEDUR RAHAMAN 6)
ASIFUR RAHAMAN are the absolute owner of 16.86 decimals land situated
within the District – Paschim Medinipur, P.O & Municipality- Midnapore, ward
No. 22, Holding No. 1151, P.S- Kotwali, A.D.S.R – Midnapore, Mouza-
Mirzabazar J.L No. 179, R.S Khatian No. 443, 277, 181, 279, 44, L.R Khatian
No. 1660, Present L.R Khatian No. 4567, 4568, 4569, 4570, 4572, 205, 613,
699, 717, 1652, 1832, R.S Plot No. 731, 730, 721, 722, 727, 728, 729, L.R Plot
no. 2328, 2133

WHEREAS the names of the aforesaid Six land owners have been recorded in L.R Parcha and finally published thereof in separate Khatian that they have been paying rent, tax etc. Their names have been mutated with Midnapore Municipality and they obtained Mutation Certificates.

WHERE AS at that juncture the aforesaid land owners wanted to develop the said land by way of construction of multi storied building and they approached to the present PROMOTER/ DEVELOPER for such work accordingly one registered Development Agreement is executed in between them vide No. 4634 of 2022, dated 28.10.2022 registered at the office of A.D.S.R, Midnapore entered in to Book –I, volume No. 1003-2022, pages from 97466 to 97515.

WHERE AS the aforesaid Sir land owner also executed one registered Development Power of Attorney after Development Agreement being No. 4638 of 2022, dated 18.10.2022 registered at the office of A.D.S.R Midnapore entered into Book I Volume No. 1003 – 2022 page from 97516 to 97536 and thereby they appointed the present PROMOTER/ DEVELOPER as their constitute attorney

WHERE AS i) Sk. Saba and ii) Sk. Younus are the absolute owner of 3.23 decimals land equal to 1408 square feet situated within the district- Paschim Medinipur, P.O and Municipality- Midnapore, ward No. 22, Holding No. 1640, A.D.S.R Midnapore, P.S- Kotwali, Mouza – Mirzabazar, J.L No. 179, R.S Khatian No. 401, L.R Khatian No. 1781/1, Present L.R Khatian No. 401, L.R Khatian No. 1781/1, Present L.R Khatian No. 5000, 5025, R.S Plot No. 720, L.R Plot No. 2132.

WHERE AS the aforesaid i) Sk. Saba and ii) Sk. Younus became the owners of the said property by way of purchase from Kunna Khan via registered Sale Deed being No. 382, dated 28.01.2011. Thereafter their names have been recorded in L.R Parcha in separate Khatians and finally published thereof they have been paying rent, tax etc.

WHERE AS at that junction the aforesaid land owners wanted to develop the aid land by way of construction of multistoried building and they approached to the present PROMOTER/DEVELOPER for such work, accordingly one registered Development Agreement is executed in between then vide No. 5173/2022 executed on 27.12.2022 and registered on 28.12.2022 registered at the office of A.D.S.R, Midnapore entered into Book – I, Volume No. 1003-2023, Pages from 1145 to 1183.

WHERE AS the aforesaid two land owners namely i) Sk. Saba and ii) Sk. Younus executed one registered development Power of Attorney after Development Agreement vide No. 5191 of 2022, dated 28.12.2022 registered in the office of Additional District Sub Registrar, Midnapore entered in Book No. I, volume No. 1003-2023, Pages from 999 to 1015 and thereby they appointed the said developer “GLOBLE CONSTRUCTION” as their constituted attorney in respect of the said land.

WHERE AS the present developer “GLOBLE CONSTRUCTION” has amalgamated the aid land i.e. 16.86 decimal land in R.S Plot No. 731, 730, 721, 722, 727, 728, 729, L.R Plot No. 2328, 2133 and 3.23 decimals land in R.S Plot No. 720, L.R Plot No. 2132 i.e. totalling $(16.86 + 3.23) = 20.09$ decimals land and started to construct multi storied building upon the said land. The said land is earmarked for the purpose of multi storied building of residential project comprising Gt apartment building and project shall be known as _____

PROVIDED THAT a here land is earmarked for any institutional development the same shall be used for those purposes only and no commercial development shall be permitted unless it is a part of the plan approved by the competent authority.

THAT THE PROMOTER/DEVELOPER is fully competent to enter into this agreement and all the legal formalities. With respect to the right, title, and

interest of the PROMOTER regarding the said land on which project is to be constructed have been completed.

THAT Midnapore Municipality/M.K.D.A granted the commencement certificate to develop the project vide approval dated. _____

That the PROMOTER has obtained the final lay out plan approvals for the project from Midnapore Municipality. The promoter agrees and undertakes that it shall not make any changes to these lay out plans except in strict compliance with section. 14 of the Act and other laws as applicable.

G) That the allottee has applied for an apartment in the instant project dated _____ and has been allotted apartment No. _____ having carpet area _____ sq.ft super built up area _____ sq.ft on the _____ floor along with the car parking space being No. _____ the _____ floor measuring _____ sq.ft. as permissible under the applicable law and prorate share in the common areas.

H) That the parties have gone through all the terms and conditions set out in this agreement and understood the mutual rights and obligations detailed herein.

J) That 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) That the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulation contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

L) That 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 agree to purchase the said flat and the parking space.

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

1. TERMS:

Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee here

By agrees to purchase, the [said flat and parking space: -

The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ Only ("Total Price"))

(Give break up and description):

Block/Building/Tower no. _____ Apartment no. _____ Type _____ Floor _____	Rate of Apartment per square feet

*Provide break-up of the amounts such as cost of apartment, proportionate cost of common areas, preferential allocation charges, taxes etc.

[AND] [if/as applicable]

Garage/Closed parking-1	Price for 1
Garage/Closed parking-2	Price for 2

[OR]

Plot no. _____ Type _____	Rate of Plot per square feet

Explanation:

- (i) The total Price above includes the book in gamount paid by the allottee to the Promoter towards the [Apartment/ Plot];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may belevied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot]:
Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/ reduced based on such change/ modification;
- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ levies etc. have been imposed or become effective;
- (iv) The Total Price of [Apartment/Plot] includes: 1) prorata share in the Common Areas; and 2) _____ Garage(s)/closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in

charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

The Allottee (s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan"). The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @_% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.

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

[Applicable in case of an apartment] The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet

area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the Rate specified in the Rules. From the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per then extant one of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

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

- (i) The Allottee shall have exclusive ownership of the [Apartment/Plot];
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;
- (iii) That the computation of the price of the [Apartment/Plot] includes recovery of price of land, construction of not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and fire fighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Promoter and the Allottee agrees that the [Apartment/Plot] along with garage/Closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an

independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

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

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

2. MODE OF PAYMENT

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

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

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

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard.

Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/ allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, 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 these payments in any manner.

5. TIME IS ESSENCE

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

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the [Apartment/Plot] and accepted the Payment Plan, floor plans, layout plans [annexed along with this agreement] which has been approved by the competent authority, as

represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the undertakes Promoter 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 [Please insert there levant laws in force] and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said [Apartment/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] on,

Unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real-estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, 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.

Procedure for taking possession- The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment 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/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within_ days of receiving the occupancy certificate* of the Project.

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

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

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

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

Compensation-

The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force. Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the [Apartment/Plot] (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee doe the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the s not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the [Apartment/Plot].

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter here by represents and warrants to the Allottees follows:

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the project;
- (iii) There are no encumbrances upon the said Land or the Project;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land].
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, where by the right, title and interest of the Allottee created here in, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/ or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] to the Allottee and the common areas to the Association of the Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/ or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all govern mental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and / or penalties and otherout goings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) NonoticefromtheGovernmentoranyotherlocalbodyorauthorityoranylegislati veenactment, government ordinance , order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and /or the Project;
- (xiii) That the property is not Waqf property.

9. EVENT SO FDEFAULTS AND CONSEQUENCES

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

- (i) Promoter fails to provide ready to move in possession of the [Apartment/Plot] to the Allottee within the time period specified. For the purpose of this clause. 'Ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii)Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Actor the rules or regulations made there under.

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

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct this it auction by completing the construction mile stones and only there after the Allottee be required to make then Ext payment without any penal interest; or

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

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

The Allottee shall be considered under a condition of Default. On the occurrence of the following events:

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

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the [Apartment/Plot] in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall there upon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

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

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT

The 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 the allottees. The cost of such maintenance has been included in the Total Price of the [Apartment/Plot].

[Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

12. DEFECT LIABILITY

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

Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT OF ALLOTTEE TO USE COMMON AREA SAND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

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

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, also cated within the (project name), shall be ear marked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the

association of allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

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

17. COMPLIANCE OF LAWS, NOTIFICATION SET C.BY ALLOTTEE

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

18. ADDITIONAL CONSTRUCTIONS

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken no part in the project. [Apartment/Plot/Building].

20. APARTMENT OWNERSHIP ACT

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

21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the

date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar 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 Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection there with including the booking amount shall be returned to the Allottee without any interest compensation whatsoever.

22. ENTIRE AGREEMENT

or

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter here of and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case maybe.

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

The 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 by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

Failure on the 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 there after to enforce each and every provision.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case maybe, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

28. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and

actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred here under or pursuant to any such transaction.

29. PLACE OF EXECUTION

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

30. NOTICES

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

_____ Name of Allottee

_____ (Allottee Address)

M/s _____ Promoter name

_____ (Promoter Address)

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

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by

him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. GOVERNINGLAW

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

33. DISPUTERESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms there of and there spectate 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.

[The other terms and conditions are as per the contractual understanding between the parties; however, the additional terms and conditions are not inderogation of or in consistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under].

IN WITNESS WHEREOF parties herein above named have set their respective hands and signed this Agreement for sale at presence of attesting witness, sign in as such on the day first above written.

_____(city/tow name)

SIGNED AND DELIVERED BY THE WITH IN NAMED

Allottee: (including joint buyers)

(1) _____

(2) _____

At _____ on _____ in the presence of

SIGNED AND DELIVERED BY THE WITH IN NAMED

Promoter:

(1) _____

(Authorized Signatory)

WITNESSES:

1. Signature- _____, Name- _____

Address- _____

2. Signature _____, Name- _____

Address- _____

SCHEDULE 'A' -

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/ PLOT] AND THE GARAGE/ CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

That the PURCHASER shall not do or per to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

RIGHTS OF THE PROMOTER

- 1) That the promoter shall be entitled to construct additional building or buildings in the said land, if any additional floor space Index (FSL) becomes available before/after the completion of the transfer of the said building allomed by Midnapore Municipality M.K.D.A or any other competent authority and the promoter shall be authorised to sell the same and the PURCHASER will not be entitled to any right, benefit, or interest or the same.

- 2) That the promoter will have accessible right in the said premises even after completion of the building and delivery of possession of the respective flats to the intended PURCHASERS.
- 3) That if before completion of transfer of the building, the building including the apartment is notified by the Government under the land Acquisition Act or any other law for the time being in force for acquisition or requisition, the PURCHASER shall not be entitled to cancel this agreement and in case of acquisition of the building including the said apartment, the PURCHASER shall be entitled to a proportionate part of the compensation if and when amended by the Government or any other authority. If the said apartments requisitioned by the Government or any other authority. The PURCHASER shall be entitled to the compensation awarded by the requisitioning authority in respect of the apartment.
- 4) That the PROMOTER shall convey and assign all right, title, interest in each apartment to each PURCHASER after the completion of building and on receipt of all payment, price, deposits payable by the PURCHASER to the PROMOTER in respect of all apartment/ car parking spaces and other premises in the said building.
- 5) That the PROMOTER shall have right to make changes and modifications in his bye laws or the memorandum and Articles of Association as may be required by the laws enforced for the time being for the purpose of construction and regulation of the said building and in that case the PURCHASER will not make any objection.

DUTIES AND LIABILITIES OF THE PURCHASER.

1. That the part R Cwaser shall observe and perform all the rules and regulations which the Association of Apartment owner may adopt at its inception and the additional alteration or amendments thereof that may

be made from time to time for protection and maintenance of the said building and apartment therein.

2. That the PURCHASER shall also of same all the stipulations and conditions laid down by the Association of Apartment owner regarding the occupation and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, assessment, dues, duties, and impositions, expensed or other outgoings in allordance with the terms of this Agreement.
3. That the PURCHASER shall not demolation or cause to be demolished the apartment or any part thereof nor at any time make or cause to be made any addition or alternation of whatever nature in or to the apartment of any part thereof.
4. That the PURCHASE shall used the apartment or any part there of or permit the same to be used only for the purpose of residence.
5. That the PURCHASE shall not be entitled to et mortgage, create charge or assign the said apartment, pending the transfer of apartment without consent of the promoter in writing in any manner whatsoever.
6. That any delay tolerated or indulgence shown by the promoter in performing the terms of this agreement or any for bearance or giving of time to the PURCHASER by the PROMOTER shall not be constmed as a waiver on the part of the PROMOTER of any breach or non compliance of any terms and conditions of this Agreement by the PURCHASER. Nor shall the same in any manner prejudice the rights of the PROMOTER.
7. That the PURCHASER shall not throw dist, rubbist, rage, garbage or other refase or permit the same to be shown from the said flat in the compound or any portion of the said land and the building in which the said flat is situated.

8. That the PURCHASER shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the is situated or any part. Thereof or whereby any increased permission shall become payable in respect of the insurance.
9. That the PURCHASER shall carry at his/ her own cost for internal repairs the said flat and shall not do or suffering to be done anything in or to the building in which the said flat is situated.
10. That the PURCHASER shall not store any goods which are hazardous, combustible or dangerous in nature in the said flat or are so here as to damage the construction the building in which the said flat is situated
11. That the PURCHASER shall not store or accumulate Such Things Which Are Objected By The Concerned Local authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to be damaged the stair case common passages or any other structure of the building in which the said flat is situated
12. That the PURCHASER shall have full right to access through staircase to the top of terrace, lift, entrance, common passages as available in the said building.
13. That no common parts of the building shall be used by the PURCHASER or other owner/ occupant of the said building for keeping chaining pets, dogs, birds or for storage of _____ motor bikes nor the common passage shall be blocked by any manner..

Witnesses:-

1.

2.

Advocate

Typed by

This Development Agreement consists 34 (pages) including one number of non judicial stamp paper of Rs. 5000/- (Rupees- Five Thousand) only along with two pages of finger impression of the land owners developer has been annexed hereto forming part of the deed.

1.

2.

Signature of the landlord

Signature of the developer