

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE executed on this day of
.....,2025, Two thousand Twenty Five.

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BY AND BETWEEN

1.SRI PARTHA GHOSH, son of Late Dr. Bimal Kumar Ghosh, by Caste–Hindu(Indian), by profession–Business, PAN : ADHPG7935N, Aadhaar No.8431 1681 5375, residing at 184, G.T. Road, , P.O. Sheoraphuli, P.S. Serampore, District– Hooghly, Pin-712223,

2. SMT. MOUTUSHI PALIT, daughter of Late Nimai Kumar Ghose, by Caste Hindu(Indian), by occupation- House wife, **PAN: BQEPP2984D**, Aadhaar No.4342 5422 2693, residing at 242, G.T. Road, P.O. Sheoraphuli, P.S. Serampore, District– Hooghly, Pin-712223, hereinafter called the **OWNERS** and / or **INTENDING VENDORS** which expression shall unless excluded by or repugnant

to the context be deemed to include their heirs, executors, administrators, representatives and assigns of the **FIRST PART**. who by dint of **GENERAL POWER OF ATTORNEY** executed on 07.12.2023 appointed Sri Swapan Mandal, son of Monoranjan Mandal, by Caste Hindu(Indian), by occupation- Business, PAN: DHHPM6397H, Aadhaar No.7598 0607 2328, residing at Maheshpur, P.O. Sugandhya, P.S. Polba, District– Hooghly, Pin-712102, as their constituted attorney and authorized signatory and the said Power of Attorney was registered in the office of D.S.R-I. Hooghly and recorded in Book No. I, CD Volume No.0601- 2023, Pages from 203997 to 204012, being No. 060110982 for the year 2023.

AND

SRI SWAPAN MANDAL, son of Monoranjan Mandal, by Caste Hindu(Indian), by occupation- Business, PAN: DHHPM6397H, Aadhaar No.7598 0607 2328, residing at Maheshpur, P.O. Sugandhya,

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P.S. Polba, District– Hooghly, Pin-712102, hereinafter referred to as the **PROMOTER / BUILDER / DEVELOPER** which expression shall unless excluded by or repugnant to the context be deemed to include as the partner’s or partner for the time being of the said firm , their heirs, executors, administrators, representatives, survivors and administrators of the last surviving partner and his/her/their assigns of the party of the **SECOND PART.**

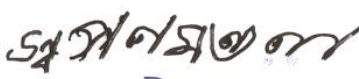
AND

Mr./Mrs....., ,
(PAN:....., Aadhar No.....)
son/wife/daughter ofaged about.....
residence at P.O.....,
P.S....., District.....,
(State), Pin-....., hereinafter referred to as the “**Allottee**”
which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, executors, administrators, representatives and assigns of the **THIRD PART**

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

A. **WHEREAS** all that piece and parcel of Bastu Land admeasuring 1 Katha 8 Chatak 2 Sq. feet or 0.0248 Acre (be the

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same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 AND Bastu Land admeasuring 13 Chatak 39 Sq feet or 0.0143 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4036 under R.S. Khatian No. 2770 AND Bastu Land admeasuring 8 Katha 8 Chatak 37 Sq feet or 0.1413 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly, previously belonged to Samsuddin Ahmed & others.

B. AND WHEREAS that said Samsuddin Ahmed & others transferred the said properties in favour of Surendra Nath Ghosh, by executing and registering a Deed of Sale dated 24.05.1940 registered at the Office of Sub-Registrar, Serampore.

C. AND WHEREAS said Surendra Nath Ghosh transferred the half share of afore said properties and other properties in favour of Kamal Kumar Ghosh by executing and registering a Deed of Gift dated 24.04.1954 which was registered at the Office of Sub-Registrar, Serampore and recorded in Book No.I, Volume No.28, Pages from 240 to 244, being No.2221 for the year 1954 and by dint of the said deed Kamal Kumar Ghosh was the absolute Owner of the said property.

D. AND WHEREAS said Surendra Nath Ghosh further transferred the remaining half share of afore said properties and other properties in favour of Nimai Kumar Ghosh by executing and

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registering a Deed of Gift dated 24.04.1954 which was registered at the Office of Sub-Registrar, Serampore and recorded in Book No.I, Volume No.28, Pages from 245 to 249, being No.2224 for the year 1954 and by dint of the said deed Nimai Kumar Ghosh was the absolute Owner of the said property.

E. **AND WHEREAS** in the event recited herein above, said Kamal Kumar Ghosh and Nimai Kumar Ghosh got and acquired the above mentioned property having equal share and also got Bastu Land admeasuring 6 Katha 3 Chatak 4 Sq feet or 0.1019 Acre (be the same or a little more or less), appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly by way of law of inheritance and they has been recorded their names in the records of R.S. Settlement.

F. **AND WHEREAS** said Kamal Kumar Ghosh died intestate on 18.08.1996 leaving behind his widow Smt. Maya Ghosh as his only legal heir and successor and said Smt. Maya Ghosh became the absolute owner of the half share of above mentioned properties left by Kamal Kumar Ghosh by way of law of inheritance.

G. **AND WHEREAS** said Smt. Maya Ghosh and Nimai Kumar Ghosh amicably partitioned the above mentioned properties by metes and bounds by executing a Deed of Partition dated 23.03.1999 which was registered at the office of A.D.S.R. Serampore and recorded in Book No.I, Volume No.28, Pages from 259 to 272, being No.1102 for the year 1999.

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H. AND WHEREAS said Smt. Maya Ghosh, being the First Part got and acquired Bastu Land admeasuring 2 Chatak 11 Sq. feet or 0.0023 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 6 Katha 14 Chatak 13 Sq feet or 0.1139 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 3 Katha 2 Chatak 35 Sq feet or 0.0520 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly, which is particularly mentioned in the said Partition Deed being No. 1102 for the year 1999.

I. AND WHEREAS said Sri Nimai Kumar Ghosh, being the Second Part got and acquired Bastu Land admeasuring 1 Katha 5 Chatak 36 Sq. feet or 0.0225 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 13 Chatak 39 Sq feet or 0.0143 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4036 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 1 Katha 10 Chatak 24 Sq feet or 0.0274 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 3 Katha 14 Sq feet or 0.0499 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, within ambit of Mouza : Chatra, J.L. No.10, P.S.

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Serampore, District Hooghly, which is particularly mentioned in the said Partition Deed being No. 1102 for the year 1999.

J. AND WHEREAS said Smt. Maya Ghosh, settled all the piece and parcel of Bastu Land admeasuring 2 Chatak 11 Sq. feet or 0.0023 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 6 Katha 14 Chatak 13 Sq feet or 0.1139 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 3 Katha 2 Chatak 35 Sq feet or 0.0520 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly, in favour of Sri Partha Ghosh by executing a Deed of Settlement dated 07.06.2000 with few terms and conditions mentioned therein, which was registered at the Office of A.D.S.R. Serampore and recorded in Book No.I, Volume No.90, Pages from 251 to 260, being No.3578 for the year 2000.

K. AND WHEREAS said Smt. Maya Ghosh, died on 20.07.2017 and as per terms and conditions lying with the Deed of Settlement being No. 3578 for the year 2000, said Sri Parth Ghosh, hereinafter referred to as the Land Owner No.1, thus became the absolute owners of all the piece and parcel of Bastu Land admeasuring 2 Chatak 11 Sq. feet or 0.0023 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 **AND** Bastu Land admeasuring

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6 Katha 14 Chatak 13 Sq feet or 0.1139 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 3 Katha 2 Chatak 35 Sq feet or 0.0520 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly.

L. **AND WHEREAS** said Nimai Kumar Ghosh, while in possession of Bastu Land admeasuring 1 Katha 5 Chatak 36 Sq. feet or 0.0225 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4035 under R.S. Khatian No. 2772 coming from R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 13 Chatak 39 Sq feet or 0.0143 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4036 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 1 Katha 10 Chatak 24 Sq feet or 0.0274 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038 under R.S. Khatian No. 2769 **AND** Bastu Land admeasuring 3 Katha 14 Sq feet or 0.0499 Acre (be the same or a little more or less) appertaining to R.S.Dag No. 4038/4195 under R.S. Khatian No. 2769, **AND** Path admeasuring 0.016 Acre (appertaining to R.S. Dag No. 4032, under R.S. Khatian No. 2772, **AND** Bastu Land admeasuring 0.007 Acre (appertaining to R.S. Dag No. 4029, under R.S. Khatian No. 2772, **AND** Bastu Land admeasuring 0.014 Acre (appertaining to R.S. Dag No. 4033, under R.S. Khatian No. 2772, **AND** Bastu admeasuring 0.010 Acre (appertaining to R.S. Dag No. 4034, under R.S. Khatian No. 2772, **AND** Bastu admeasuring

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0.001 Acre (appertaining to R.S. Dag No. 4037, under R.S. Khatian No. 2772, within ambit of Mouza : Chatra, J.L. No.10, P.S. Serampore, District Hooghly, died intestate on 15.06.2016 leaving behind his widow Minati Ghosh and one daughter namely Smt. Moutushi Palit as his only legal heirs and successors and subsequently said Minati Ghosh also died intestate on 06.09.2017 leaving behind Smt. Moutushi Palit as her only legal heir and successor and said Smt. Moutushi Palit, hereinafter referred to as the Land Owner No.2, became the absolute owner of the properties left by Nimai Kumar Ghosh by way of law of inheritance.

M. AND WHEREAS in the manner recited hereinabove said **Sri Partha Ghosh**, thus became absolute owner of the above mentioned property morefully described in the “A” Part of the First Schedule of Property and **Smt. Moutushi Palit**, thus became absolute owner of the above mentioned property morefully described in the “B” Part of the First Schedule of Property and effected mutation of their names before the Office of B.L & L.R.O, Serampore as well as in the records of Baidyabati Municipality and possessing, enjoying the same jointly by paying rents and taxes to the Authority Concern .

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

O. AND WHEREAS the Owners have acquired absolute title in respect of the said property specifically mentioned in the First Schedule below and has been owning and possessing the same by paying rent and taxes to the proper authorities and have clear

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marketable title to the said property and the said property is free from all sorts of encumbrances Charges, liens, lispens, attachment, trust whatsoever and that the Owners/Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL that the said property.

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

Q. AND WHEREAS the Developer – **SRI SWAPAN MANDAL**, son of Monoranjan Mandal, by Caste Hindu(Indian), by occupation-Business, PAN: DHHPM6397H, Aadhaar No.7598 0607 2328, residing at Maheshpur, P.O. Sugandhya, P.S. Polba, District–Hooghly, Pin-712102, , have approached and requested the Owners /Vendors to allow him to develop the said property and after proper negotiations, the Owners /Vendors agreed to grant the Developer exclusive right to develop the said property by constructing new multistoried buildings thereupon in accordance with the plan sanctioned by Baidyabati Municipality and the Owners /Vendors agreed to grant the Developer exclusive right to develop the said property by constructing new multistoried buildings thereon in accordance with the plan sanctioned by Baidyabati Municipality and an **DEVELOPER'S AGREEMENT FOR DEVELOPMENT** was executed between the Owners /Vendors and Developer to that effect

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on 07.12.2023 which was registered at the Office of D.S.R-I. Hooghly and recorded in Book No.I, CD Volume No.0601-2023, Pages from 203954 to 203996, being **No.060110977 for the year 2023.**

R. AND WHEREAS the Owners/Vendors also appointed **SRI SWAPAN MANDAL**, as their Constituted Attorney by executing and registering a GENERAL POWER OF ATTORNEY on 07.12.2023 which was registered at the Office of D.S.R-I. Hooghly and recorded in Book No.I, CD Volume No.0601-2023, Pages from 203997 to 204012, being **No.060110982 for the year 2023.** authorising him to act as their constituted Attorney for the purpose of execution of the Project in the First Schedule of property and to represent them selves before all competent authority including entering into Agreement for sale with the intending purchaser(s) and obtain payment accordingly and the present developer has commenced the construction as per the sanctioned building plan and it is expected that within a very short period the finishing work of the building will be completed as per the specification. The position and location of the First Schedule of property is lucrative one and so many persons being satisfied with the location as well as with the proposed construction came forward to purchase the Flat and are offering part payment on account of earnest money.

S. AND WHEREAS the Said Land is earmarked for the purpose of building a residential –cum- commercial project, shall be known as **“.....” (“Project”)**;

T. The Promoter is fully competent to enter into this Agreement

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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;

U. **AND WHEREAS** the Baidyabati Municipality has granted the Building Plan being No..... dated and Permission certificate to develop the Project *vide* approval dated bearing Memo No.....

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

W. **AND WHEREAS** the Promoter has filed an application for registered the Project under the provisions of Real Estate Regulation and Development Act, 2016 (the 'RERA Act').

X. **AND WHEREAS** the Allottee had applied for an apartment in the Project *vide* application No..... dated..... and has been allotted apartment No..... having carpet area of Sq.ft. Type....., floor in Block No..... of(**"Building"**) along with proportionate share of common parking, as permissible under the applicable law and of *pro rata* share in the common areas (**"Common Areas"**) as defined under

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clause (n) of Section 2 of the Act (hereinafter referred to as the “**Apartment**” more particularly described in **Schedule A** and the floor plan of the apartment is annexed hereto and marked as **Schedule B**);

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

Z. Additional details;

(i). Since presently there is no water supply from Baidyabati Municipality, the water supply is being done through TAP line and allottee is fully aware of this fact and this shall not be treated as deficiency in services.

(ii) Apartment maintenance charges of Rs./- per month shall be applicable after completion certificate is obtained for the building as decided by RWA.

(iii). Society security deposit Rs./- shall be charged as a corpus money, once the maintenance of Apartment is completely handed over to RWA for all the phases of “RAJ BARI”.

(iv). That incase if Municipal water/or any other government agency water supply is provided then actual expense incurred shall be shared equally by the residents of “RWA and shall be paid in advance collectively by all the residents /shopowners of the said society.”

(v) That if the allottee wishes to sell or transfer the said flat/ shop to any other third party before the registration of the said flat, the allottee will have to pay% of the collector value of the flat to the

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PROMOTER and take NOC from the PROMOTER before any such transfer.

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

(vii) 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;

(viii) 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;

(ix) 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 [Apartment] as specified in para G.

AA.

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

1. TERMS:

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

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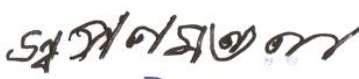
Allottee hereby agrees to purchase, the Apartment as specified in para G.

1.2 The Total Price for the Apartment based on the carpet area is Rs...../- (Rupees only.

Excluding GST& Registration Charges

Block/Building/Tower no. ____ ____Floor ____	Rate of Apartment per square feet*
Cost of apartment	
Cost of exclusive balcony or veranda areas	-
Cost of exclusive open terrace areas	-
Proportionate cost of common areas	-
Preferential location charges	NIL
Taxes	-
Maintenance Charges	NIL
Society security deposit	Rs./-
Total price (in rupees)	_____

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

Covered parking charges are nil. Common, Covered and open parking has been provided as per sanctioned plan approved by Chandernagore Municipal Corporation.

2. Explanation:

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

2.2 The Total Price above **does not** include Taxes (consisting of tax paid or payable by the Promoter by way of **GST** and Cess or **Value Added Tax, Service Tax**, Stamps Duty, Registration Fees, Other legal expenses and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment/plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate:

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per

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the Act, the same shall not be charged from the allottee;

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

Covered parking charges are nil. Common, Covered and open parking has been provided as per sanctioned plan approved by Chandernagore Municipal Corporation.

2. Explanation:

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

2.2 The Total Price above **does not** include Taxes (consisting of tax paid or payable by the Promoter by way of **GST** and Cess or **Value Added Tax, Service Tax**, Stamps Duty, Registration Fees, Other legal expenses and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment/plot to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate:

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of

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registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee;

2.3 The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

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

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

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order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

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

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

2.8 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule ‘D’ and Schedule ‘E’ (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

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2.9 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the **Completion certificate** is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in **Schedule C**. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

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

- i) The Allottee shall have exclusive ownership of the Apartment;
- ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;

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

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

v) It is made clear by the Promoter and the Allottee agrees that the Apartment shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the 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.

vi) 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

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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 therefore by such authority or person.

vii) The Allottee has paid a sum of Rs. _____ (Rupees ____ only) as part booking amount being part payment towards the Total Price of the Apartment 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 as prescribed in the Payment Plan [**Schedule C**] as may be demanded by the Promoter within the time and in the manner specified therein:

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

3. MODE OF PAYMENT:

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

4. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

4.1 The Allottee, if resident outside India, shall be solely

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responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

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apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

5. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

6. TIME IS ESSENCE: The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

7. CONSTRUCTION OF THE PROJECT/ APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the **Baidyabati Municipality** and shall not have an option to make any variation /alteration / modification in such plans,

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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.

8. POSSESSION OF THE APARTMENT:

8.1 Schedule for possession of the said Apartment - The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on 31.12.2029, 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, provided that such Force Majeure conditions are not of a nature, which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he / she shall

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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.

8.2 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of issue of Completion certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of Completion certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

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

9.1 within the time provided in para 7.2, such Allottee shall

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continue to be liable to pay maintenance charges as specified in para 7.2.

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

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

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount 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.

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

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Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty five days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

13.1 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;

13.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

13.3 There are no encumbrances upon the said Land or the Project;

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[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]

13.4 There are no restraining order passed by any Court of law or Authority with respect to the said Land, Project or the Apartment;

13.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment 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 and common areas;

13.6 The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

13.7 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 which will, in any manner, affect the rights of Allottee under this Agreement;

13.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

13.9 At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession

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

13.10 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;

13.11 The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

13.12 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

14. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

14.2 Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority.

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For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

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

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

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

14.6 The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate

14.7 prescribed in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

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

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

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

15. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the Completion certificate* and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law,

The conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the

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notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour until payment of stamp duty and registration charges to the Promoter is made by the Allottee.

16. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT:

The Promoter shall be responsible to provide and maintain essential services in the Project until the taking over of the maintenance of the project by the association of allottees upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the [Apartment/Plot].

17. 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.

18. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

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

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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.

19. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the(**Apartment**), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting 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.

20. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

20.1 Subject to para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable

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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.

20.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Allottee shall not store any hazardous or combustible goods in the Apartment 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.

20.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the previously mentioned conditions.

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

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

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22. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(is) and disclosed, except for as provided in the Act.

23. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

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

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

25. 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

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

26. ENTIRE AGREEMENT:

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

27. RIGHT TO AMEND:

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

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

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

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

29. WAIVER NOT A LIMITATION TO ENFORCE:

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

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

30. 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 may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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31. 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 bears to the total carpet area of all the Apartments in the Project.

32. FURTHER ASSURANCES:

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

33. PLACE OF EXECUTION:

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

34. NOTICES:

That all notices to be served on the Allottee and the Promoter as

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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)

AND

SRI SWAPAN MANDAL, son of Monoranjana Mandal, by Caste Hindu(Indian), by occupation- Business, PAN: DHHPM6397H, Aadhaar No.7598 0607 2328, residing at Maheshpur, P.O. Sugandhya, P.S. Polba, District– Hooghly, Pin-712102, It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

35. 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.

36. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or

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building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

37. GOVERNING LAW:

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

38. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at **Serampore** 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)

Please affix
photograph
and sign
across the
photograph

(2) Signature_____ Name_____ Address _____

Please affix
photograph
and sign
across the
photograph

(3) Signature_____ Name_____ Address _____

**SIGNED AND
DELIVERED BY
THE WITHIN
NAMED:**

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Please affix
photograph
and sign
across the
photograph

Promoter:

(1) Signature
(Authorised
Signatory) _____ Name _____ Address _____

At _____ on _____ in the presence of:

WITNESSES:

1. Signature _____ Name _____ Address _____
Address _____

SCHEDULE 'A'

PART-I (LAND OF SRI PARTHA GHOSH)

District : Hooghly, District Sub-Registry Office : Hooghly, A.D.S.R.
Office & P.S.: Serampore, Mouza: Chatra, J.L. No.10, R.S. Khatian
No.2772, corresponding to L.R. Khatian Nos. 15669 & 6671:

1. ALL THAT piece and parcel of **Bastu Land** admeasuring and
0.003 Acre appertaining to R.S.Dag No. 4035 corresponding to **L.R.**
Dag No.2763.

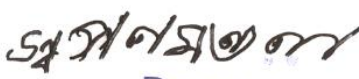
AND

2. ALL THAT piece and parcel of **Bastu Land** admeasuring and
0.137 Acre appertaining to R.S.Dag No. 4038 corresponding to **L.R.**
Dag No.2767.

AND

3. ALL THAT piece and parcel of **Bastu Land** admeasuring and
0.052 Acre appertaining to R.S.Dag No. 4038/4195 corresponding to
L.R. Dag No.2766.

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Mandal Construction

Proprietor

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AND

4. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.043 Acre** appertaining to R.S.Dag No. 4129 corresponding to **L.R. Dag No.2749.**

Total area of Land is **0.235 Acre** comprised Municipal Holding No. 8(244), G.T.Road (W), under Ward No.05 of Baidyabati Municipality.

PART-II (LAND OF SMT. MOUTUSHI PALIT)

District : Hooghly, District Sub-Registry Office : Hooghly, A.D.S.R. Office & **P.S.: Serampore**, Mouza: Chatra, J.L. No.10, R.S. Khatian No.2772, corresponding to L.R. Khatian No. 779/5:

1. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.022 Acre** appertaining to R.S.Dag No. 4035 corresponding to **L.R. Dag No.2763.**

AND

2. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.014 Acre** appertaining to R.S.Dag No. 4036 corresponding to **L.R. Dag No.2764.**

AND

3. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.027 Acre** appertaining to R.S.Dag No. 4038 corresponding to **L.R. Dag No.2767.**

AND

4. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.044 Acre** appertaining to R.S.Dag No. 4038/4195 corresponding to **L.R. Dag No.2766.**

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Mandal Construction


Proprietor

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AND

5. ALL THAT piece and parcel of **Path** admeasuring and **0.016 Acre** appertaining to R.S.Dag No. 4032 corresponding to **L.R. Dag No.2757.**

AND

6. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.007 Acre** appertaining to R.S.Dag No. 4029 corresponding to **L.R. Dag No.2758.**

AND

7. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.014 Acre** appertaining to R.S.Dag No. 4033 corresponding to **L.R. Dag No.2761.**

AND

8. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.010 Acre** appertaining to R.S.Dag No. 4034 corresponding to **L.R. Dag No.2762.**

AND

9. ALL THAT piece and parcel of **Bastu Land** admeasuring and **0.001 Acre** appertaining to R.S.Dag No. 4037 corresponding to **L.R. Dag No.2765.**

Total area of Land is **0.155 Acre** comprised Municipal Holding No. 8(244), G.T.Road (W), under Ward No.05 of Baidyabati Municipality.

Grand Total of Land of Land 0.390 Acre.

Entire Land is butted and bounded by:

North :

South :

East :

West :

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Mandal Construction


Proprietor

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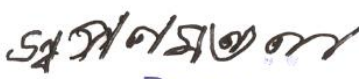
SCHEDULE 'B' -
FLOOR PLAN OF THE APARTMENT

One Flat having carpet area ofsq. ft. in the Floor
Block :
Apartment No.

SCHEDULE 'C' - PAYMENT PLAN

Down Payment (Booking / Agreement) upto 10%	Rs.
Next 20 % on Completion of Plinth Ground level	Rs.
Next 20 % on Completion of 1 st floor slab	Rs.
Next 20 % on Completion of 2 nd floor slab	Rs.
Next 7.5 % on Completion of top slab	Rs.
Next 10 % on Brick Work/ Plaster/	Rs.
Next 7.5 % on Flooring/ Plumbing	Rs.
Balance before 7 Days of Possession	Rs.
Total	Rs.

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Mandal Construction

Proprietor

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**SCHEDULE 'D' - SPECIFICATIONS, AMENITIES,
FACILITIES (WHICH ARE PART
OF THE APARTMENT**

Structure:

RCC Frame

Walls:

Internal: All internal walls of mm thick red brick finished with reputed brand putty External: All walls of mm thick red brick finished with Weather proof exterior finishing paint of reputed brand.

Flooring:

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

Electricals:

Concealed ISI copper conductor flexible wire and modular switches of reputed brand. Internet point in Living room . Geyser, micro oven, aquaguard connecting provision. Inverter connecting power backup provision.

Kitchen:

Cooking Platform with Black Stone structure, granite top table, Stainless Steel sink, reputed brand glazed tiling up to ..'- ...” height from cooking table.

Toilets:

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

CP bath fitting of ISI standard, reputed brand.

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

Doors:

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

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Proprietor

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PVC door at Toilet/WC

Windows:

Aluminium sliding windows with smoke glass shutters.

SCHEDULE 'E' -SPECIFICATIONS, AMENITIES, FACILITIES

(WHICH ARE PART OF THE PROJECT)

Lift:

Five passenger lift of reputed brand

Water supply:

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

Community Hall:

Rooftop Community Center.

Security:

24 hrs. high security.

SCHEDULE -E

SPECIFICATION OF THE PROJECT

Rain water harvesting

Modern sewage treatment plant

Concrete roads with paved blocks and pathways LED Street lights and solar lamps

Underground electrification Two lifts in the block with power back up Well-equipped club house with gym

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