

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (“Agreement”) executed on this _____ day of _____

BETWEEN

ALINGAN ENCLAVE PRIVATE LIMITED, (CIN: **U45400WB2008PTC123697**; PAN **AAHCA0627P**), an existing company within the meaning of the Companies Act, 2013 having its registered office at 2nd Floor, Flat 2B, Aradhana Building, 29 Sadananda Road, Kalighat, Kolkata, Kolkata-700026, duly represented by its Authorised Signatory / Director _____ (PAN: _____; Aadhaar No. _____), son of Mr. _____, by occupation-_____, by Nationality-Indian, residing at _____, P.O. _____, P.S. _____, Kolkata _____, pursuant to the Board Resolution dated _____, hereinafter referred to as “the **VENDOR / PROMOTER / LAND OWNER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-interest and/or assigns) of the **ONE PART**;

AND

_____ hereinafter referred to as “the **ALLOTTEE / PURCHASER**” of the **OTHER PART**:

The Vendor and the Allottee shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

WHEREAS:

- A. Unless, in these presents, there be something contrary or repugnant to the subject or context, the terms / expressions mentioned in **Annexure "A"** hereto shall have the meaning assigned to them as therein mentioned.
- B. The Vendor is the full and absolute owner of **All That** the piece and parcel of the land measuring about **34.7331 cottahs or 25007.88 square feet** more or less situate at Station Road, Police Station-Kotwali, Holding No.1598 (old holding no.1010/34), under Ward No.5 (old ward no.23) of Midnapore Municipality, comprised in L.R. Plot No.914 corresponding to R.S. Plot No.171 (P), recorded under L.R. Khatian No.1209 (in the name of the Vendor herein), Mouza-Shekhpara, J.L. No.172, in the District of Paschim Medinipur, Midnapore-721101 West Bengal, (fully described in the **First Schedule** hereunder written and hereinafter for the sake of brevity called “the **said Premises**”).

Devolution of title in respect of the said Premises is mentioned in the **Sixth Schedule** hereunder written;
- C. The said Premises is earmarked for the purpose of building a Project (as hereinafter defined).
- D. The Vendor is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said Premises on which the Project is to be constructed have been completed;
- E. The Midnapore Municipality has granted the commencement certificate to develop the Project.
- F. The Vendor has obtained the sanctioned plan for the Project from Midnapore Municipality as mentioned in the Definition No. xxi (being the definition of Plan) hereinbelow. The Vendor agrees and undertakes that it shall not make any changes to these plans except in strict compliance with section 14 of the Act and other laws as applicable and save to the extent as mentioned in the Definition No. xxi (being the definition of Plan) hereinbelow. It is however clarified that the Allottee is fully aware that the Vendor intends to apply for sanction of additional floors to the presently sanctioned Buildings, as mentioned in details in the Definition No. xxi (being the definition of Plan), and shall not raise or make any objection with regard thereto and the Allottee hereby consents to the same;
- G. The Vendor has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) (Act No.16 of 2016) with the Real Estate Regulatory Authority at _____ on _____ under Registration No. _____.
- H. The Allottee had applied for allotment of an Apartment / Unit in the Project vide application no. _____ dated _____, and has been allotted the **said Apartment / Unit**, as hereinafter defined, described in the **SECOND SCHEDULE**, details also mentioned hereinbelow:

All That the Residential Flat / Commercial Space / Retail Space / Semi-Commercial Space / Office / Showroom / Shop / Apartment bearing Unit No. _____ containing a Carpet Area of _____ Square Feet [Built-up Area whereof being _____ Square Feet (inclusive of the area of the balcony(ies) / verandah(s) being _____ Square Feet) and Maintenance Chargeable Area being _____ Square Feet, which is inclusive of pro rata share in the Common Areas and Installations] more or less on the _____ side on the _____ floor of the Building at the said Premises described in the First Schedule and shown in the Plan annexed hereto, duly bordered thereon in “Red”.

_____ CAR PARK NARRATION _____

- I. 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. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications etc., applicable to the Project;
- K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment / Unit as specified in para-I above;
- M. The Allottee has examined and got himself fully satisfied about the title of the Vendor to the said Premises and all legal incidents and matters in relation thereto and/or affecting the same, including those hereinbefore recited and also hereinafter stated, and has accepted the same to be free from all encumbrances whatsoever and agrees and covenants not to raise any objection thereto or make any requisition in connection therewith.

The Allottee has also inspected the Building Plan presently sanctioned by the concerned authorities, as also all other permissions and clearances, and agrees and covenants not to raise any objection with regard thereto.

The Allottee is fully aware of the fact that the Vendor intends to apply to the concerned authorities for sanction of additional floors to the existing sanctioned Building and the Allottee shall not raise or make any objection with regard thereto and the Allottee hereby consents to the same;

The Allottee also agrees and consents to the fact that in case at any time additional / further constructions are sanctioned by the concerned authorities, then the Vendor shall be entitled to construct and deal with the same, to which the Allottee hereby consents and shall not raise any objection with regard thereto, including with regard to the fact that owing to construction of such additional areas, the occupants of such additional areas shall be entitled to proportionate ownership and common user of the Common Areas and Installations.

The Allottee has also been made aware of the fact that certain Common Areas and Installations may be reserved and/or meant for use and enjoyment by the allottees of any one or more segment of the Project to the exclusion of the other allottees and no other allottees shall be entitled to use and/or enjoy the same and maintenance of such reserved Common Areas and Installations shall be paid for only by the users thereof.

The Allottee is also fully aware of the fact that the divided and demarcated portions of the Ground Floor, the First Floor and the Second Floor of the Building are meant and/or are intended to be used for Commercial / Retail / Office / Non-Residential purposes (as hereinafter defined). The Allottee further acknowledges that such planning may undergo further changes in future, and the Allottee hereby consents to the same and confirms that it neither has nor shall have any objection with regard thereto.

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 Vendor agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the said Apartment / Unit as specified in para H;

The Total Price for the said Apartment / Unit is Rs. _____ (Rupees _____) only (“Total Price”) as also mentioned in Part-I of the Fifth Schedule, break up whereof is as follows:

Head	Price
(i) Apartment No _____, Floor _____; Carpet Area _____; Built-up Area _____; Maintenance Chargeable Area _____;	Rs. _____
(ii) Preferred Location Charges - Floor Rise + _____;	Rs. _____
(iii) Servant Quarter / Store / Utility Room / exclusive right to use the attached open space measuring _____ Sq. Ft. as garden;	Rs. _____
(iv) _____ number and _____ type Car parking at _____;	Rs. _____
Add : GST	Rs. _____
	Rs. _____
Less : Discount	Rs. _____
Total:	Rs. _____

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Vendor towards the said Apartment / Unit;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Vendor by way of GST, if any as per law and Cess or any other similar taxes which are presently levied, in connection with the construction of the Project payable by the Vendor) upto the date of handing over of the possession of the said Apartment / Unit;

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

- (iii) The Vendor 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 Vendor 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 the said Apartment / Unit includes (i) pro rata share in the Common Areas; and (ii) car park(s) / garage(s)/closed parking(s), if any and other properties and appurtenances as provided in the Agreement. However, the total price excludes the TDS, maintenance charges and the Extra Charges and Deposits as set out in **Part-III and Part-IV of the Fifth Schedule** hereunder written
- 1.3 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 Vendor undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Vendor 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.
 - 1.4 The Allottee (s) shall make the payment as per the payment plan set out in **Part-II** of the **Fifth Schedule** hereunder written ("**Payment Plan**").
 - 1.5 The Vendor may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 1% (One Percent) 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 Vendor.
 - 1.6 It is agreed that the Vendor shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described in **Part-I** and **Part-II of the Third Schedule** (which shall be in conformity with the advertisement, prospectus etc. on the basis of which sale is effected) in respect of the said Apartment / Unit or Project, as the case maybe without the previous written consent of the Allottee **Provided That** nothing herein contained shall derogate or prejudice or affect the Vendor's rights and entitlements with regard to the matters connected to the plan and the additions alteration thereof as contained in **Definition No.xxi** (being the definition of Plan) of the **Annexure "A"** hereto. Provided that the Vendor may (without being obliged) against extra cost payable by the Allottee 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.
 - 1.7 The Vendor shall confirm the final carpet area, as also the built-up and maintenance chargeable areas, that has been allotted to the Allottee after the construction of the Building is complete and the completion / occupancy certificate (as applicable) 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 Vendor. If there is any reduction in the carpet area within the defined limit, then Vendor 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 the Allottee, the Vendor shall demand that from the Allottee as per the next milestone of the Payment Plan as provided in 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.

1.8 Subject to Clause 9.3 the Vendor agrees and acknowledges, the Allottee shall have the right to the said Apartment / Unit as mentioned below:

- (i) The Allottee shall have exclusive ownership of the said Apartment / Unit;
- (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 alongwith other occupants, maintenance staff, Vendor and all persons permitted by the Vendor 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 Vendor 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 said Apartment / Unit includes recovery of price of land, construction of [not only the said Apartment / Unit but also proportionately] the Common Areas, internal development charges, as per agreed specification, external development charges, as per agreed specification, taxes, cost of providing electric wiring, electrical connectivity to the common areas like lift, water line and plumbing, finishing with POP / Putty, tiles, doors, windows, fire detection and firefighting equipment in the common areas, etc. and includes cost for providing all other facilities as provided within the Project.

1.9 It is made clear by the Vendor and the Allottee agrees that the said Apartment / Unit along with Car Park / Garage/closed parking rights (if any), Balcony / Verandah / Open Terrace / exclusive open space for garden/ open parking(if any) / mechanical parkings etc., as applicable, shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and /or linked / combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

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

1.10 The Vendor agrees to pay all outgoings before transferring the physical possession of the said Unit 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 and within the scope of the Vendor). If the Vendor fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan (if taken by the Vendor) and interest thereon (which are within the scope of the Vendor) before transferring the said Unit to the Allottees, the Vendor agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charge, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

- 1.11 The Allottee has paid a sum of Rs. _____/- (Rupees _____) only (in short "the Booking Amount") as booking amount at the time of application the receipt of which the Vendor hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the said Apartment / Unit as prescribed in the Payment Plan (Part-II of the Fifth Schedule) as may be demanded by the Vendor 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 Vendor abiding by the construction milestones, the Allottee shall make all payments, on demand by the Vendor, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque / Demand Draft / Bankers Cheque or online payment (as applicable) in favour of “**Alingan Enclave Private Limited**” payable at **Kolkata**.

3. **COMPLIANCE OF LAWS RELATING TO REMITTANCES**

- 3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, and Rules and Regulations made thereunder or any statutory amendments (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 Vendor with such permission, approvals which would enable the Vendor 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.
- 3.2 The Vendor accepts no responsibility in this regard. The Allottee shall keep the Vendor 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 Vendor immediately and comply with necessary formalities if any under the applicable laws. The Vendor 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 / Unit applied for herein in any way and the Vendor shall be issuing the payment receipts in favour of the Allottee only.

4. **ADJUSTMENT/APPROPRIATION OF THE PAYMENTS**

The Allottee authorizes the Vendor 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 Vendor may in its sole discretion deem fit and the Allottee undertakes not to object/ demand/ direct the Vendor to adjust his payments in any manner.

5. **TIME IS ESSENCE**

Time is of essence for the Vendor as well as the Allottee. The Vendor shall abide by the time schedule for completing the project and handing over the Unit to the Allottee and the

common areas to the association of the allottees (upon its registration) after receiving the occupancy certificate or the completion certificate, or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Vendor as provided in the Payment Plan.

6. **CONSTRUCTION OF THE PROJECT/UNIT**

The Allottee has seen the specifications, of the said Apartment / Unit and accepted the Payment Plan, floor plans, layout plans (as mentioned in **Third Schedule** herein) which has been approved by the competent authority, as represented by the Vendor. The specifications of the Commercial Apartment / Unit will be decided at a later stage. The Vendor shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Vendor 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 Municipal Laws 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/or as elsewhere stated in this agreement, and breach of this term by the Vendor shall constitute a material breach of the Agreement.

7. **POSSESSION OF THE UNIT**

7.1 **Schedule for possession of the said Apartment / Unit:** The Vendor agrees and understands that timely delivery of possession of the Unit is the essence of the Agreement. The Vendor, based on the approved plans and specifications, assures to hand over possession of the said Apartment on or before _____, with an additional grace period of 12 (twelve) months, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, court order, pandemic / epidemic 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 (as defined in the Act) then the Allottee agrees that the Vendor shall be entitled to the extension of time for delivery of possession of the said Apartment / Unit, Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Vendor to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Vendor shall refund to the Allottee the entire amount received by the Vendor 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 Vendor and that the Vendor shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 **Procedure for taking possession** – The Vendor, upon obtaining the occupancy / completion certificate (which may be partial) from the competent authority shall offer in writing the possession of the said Apartment / Unit, 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 Vendor shall give possession of the said Apartment / Unit to the Allottee. The Vendor agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Vendor. The Allottee, agree(s) to pay the maintenance charges as determined by the Vendor/ association of allottees, as the case may be. The Vendor on its behalf shall offer the possession to the Allottee in writing within 45 days of receiving the completion / occupancy certificate, as applicable, of the Project.

7.3 **Failure of Allottee to take Possession of the said Apartment / Unit:** Upon receiving a written intimation from the Vendor as per clause 7.2 and its sub-clauses, the Allottee shall take possession of the said Apartment / Unit from the Vendor by executing necessary

indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor shall give possession of the Unit to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee – After obtaining the occupancy / completion certificate and handing over physical possession of all the units to the allottees, it shall be the responsibility of the Vendor 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.

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

7.6 Compensation

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

Except for occurrence of a Force Majeure event, if the Vendor fails to complete or is unable to give possession of the said Apartment / Unit (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 Vendor shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the said Apartment / Unit, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act.

Provided that where if the Allottee does not intend to withdraw from the Project, the Vendor shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over the possession of the said Apartment / Unit.

8. REPRESENTATIONS AND WARRANTIES OF THE VENDOR

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

- (i) The Vendor has absolute, clear and marketable title with respect to the said Land and 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 Vendor 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; However, for obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Vendor may already have created mortgage and/or charge on the said Premises and shall be at liberty to create further mortgages and/or charges in respect of the said Premises or any part thereof, and the Allottee hereby consents to the same **Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Vendor assures to have the said Apartment / Unit released from any

such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Apartment / Unit free of all such mortgages and charges created by the Vendor.

- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the said Apartment / Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the project, said Land and the said Apartment / Unit are valid and subsisting and have been obtained by following due process of law. Further, the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, the said Land, the Building and units and common areas;
- (vi) The Vendor 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 intended to be created herein, may prejudicially be affected;
- (vii) The Vendor 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 / Unit which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment / Unit to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Vendor shall handover lawful, vacant, peaceful, physical possession of the said Apartment / Unit to the Allottee and the common areas to the Association of the Allottees (upon the same being registered);
- (x) The said Premises 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 said Premises;
- (xi) The Vendor 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 possession of the said Apartment / Unit is offered to the Allottee in terms hereof;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Vendor in respect of the said Land and/or the Project.
- (xiii) That the said Property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

- (i) Vendor fails to provide ready to move in possession of the said Apartment / Unit to the Allottee within the time period specified. For the purpose of this clause, 'ready to move

in possession' shall mean that the said Apartment / Unit shall be in a habitable condition which is complete in all respects subject to the other provisions hereof;

- (ii) Discontinuance of the Vendor'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.

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

- (i) Stop making further payments linked to construction milestones, if any, to the Vendor as demanded by the Vendor. If the Allottee stops making payment, the Vendor shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; Provided That this clause shall not be applicable if the payment by the Allottee is not construction linked; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Vendor shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the said Apartment / Unit, along with interest at the rate specified in the Rules within the period mentioned in the Rules;

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

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

- (i) In case the Allottee fails to make payments for **two** consecutive demands made by the Vendor 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 Vendor on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by the Allottee under the condition listed above continues for a period beyond **two** consecutive months after notice from the Vendor in this regard, the Vendor shall cancel the allotment of the said Apartment / Unit in favour of the Allottee and refund the amount money paid to the Vendor by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID UNIT

The Vendor on receipt of complete amount of the Price of the said Apartment under the Agreement from the Allottee and other amounts elsewhere herein mentioned, shall execute a conveyance deed and convey the title of the said Apartment together with proportionate indivisible share in the common areas within 3 (three) months from the issuance of the completion / occupancy certificate, as applicable.

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 Vendor 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 Vendor 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). All liabilities owing to such non-registration shall be to the account of the Allottee and the Allottee shall indemnify and keep the Vendor saved harmless and indemnified of from and against all losses damages costs claims demands suffered or incurred to likely to be suffered or incurred by the Vendor.

11. MAINTENANCE OF THE SAID BUILDINGS/UNIT/PROJECT

The Vendor 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 / Unit

The terms conditions covenants restrictions etc., pertaining to use and enjoyment of the Common Areas and Installations of the Project are contained in **Annexure "B"** hereto and all the Allottees of Units shall be bound and obliged to comply with the same.

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 Vendor as per the agreement for sale relating to such development is brought to the notice of the Vendor within a period of 5 (five) years by the Allottee from the date of handing over possession or the date of issue the completion certificate, whichever is earlier, it shall be the duty of the Vendor to rectify such defects without further charge, within 30 (thirty) days, and in the event of Vendor'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, subject to the other provisions hereof.

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

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

14. RIGHT TO ENTER THE UNIT FOR REPAIRS

The Vendor/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, car parks / garages/closed parkings 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 said Apartment / Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Sohum Royale, 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, 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 basement(s) 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 / UNIT:

- 16.1 Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the said Apartment / Unit 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 said Apartment / Unit, or the Common Areas including 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 said Apartment / Unit, and keep the said Apartment / Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 16.2 The Allottee further undertakes, assures and guarantees that he/she would not put any signboard/name-plate, neon light, publicity material or advertisement material etc. on the face façade of the Building or anywhere on the exterior of the Project, Building 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 said Apartment / Unit 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 said Apartment / Unit.
- 16.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor and thereafter the association of allottees and/or maintenance agency appointed by the association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
17. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE**
The Allottee is entering into this Agreement for the allotment of an Apartment 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 / Unit, all the requirements, requisitions, demands and repairs which are require by any competent Authority in respect of the said Apartment / Unit at his/her own cost.
18. **ADDITIONAL CONSTRUCTIONS**
The Vendor undertakes that it has no right to make additions or to put up additional structure (s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act and save to the extent specifically mentioned in this agreement or permitted by any law for the time being in force.
19. **VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE**
After the Vendor executes this Agreement, it shall not mortgage or create a charge on the said Apartment / Unit / Building and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment / Unit.
20. **APARTMENT OWNERSHIP ACT:**
The Vendor 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 Vendor 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 Vendor does not create a binding obligation on the part of the Vendor or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules and annexures 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 Vendor. If the Allottee (s) fails to execute and deliver to the Vendor 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 Vendor, then the Vendor 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 but after deduction of Processing Fee as mentioned in the application form.

22. ENTIRE AGREEMENT

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

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

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

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

26. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee (s) in Project, the same shall be the proportion which the Carpet area of the said Apartment / Unit bears to the total Carpet area of all the Units in the Project.

28. **FURTHER ASSURANCES**

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

29. **PLACE OF EXECUTION**

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

30. **NOTICES**

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

_____ Name of Allottee
 _____ (Allottee Address)

M/s. _____ Vendor Name
 _____ (Vendor Address)

It shall be the duty of the Allottee to inform the vendor of any change in his address subsequent to the execution of this Agreement in the above address (currently the registered office of the vendor) by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the allottee.

All communications and letters by the Allottee to the Vendor shall always be sent to the vendor only at his current registered office address (as updated in the Ministry of Corporate Affairs Portal from time to time). Any communication and letters posted to the vendor to any other address except his current registered office shall not be deemed to have been received by the vendor.

31. **JOINT ALLOTTEES**

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

32. **GOVERNING LAW**

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

33. **DISPUTE RESOLUTION**

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

33.1 **ARBITRATION:**

- (a) **Disputes to be settled by Arbitration:** Any dispute, controversy or claims between the parties hereto arising out of or relating to this Agreements or the breach, termination or invalidity thereof, shall be referred for arbitration to an arbitral comprising of three individuals, one arbitrator each to be appointed by the Vendor and the Purchaser and the third to be appointed by the two arbitrators so appointed by the Vendor and the Purchaser and the same shall be adjudicated and settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
- (b) **Place of Arbitration:** The place of arbitration shall be Kolkata and any award made whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.
- (c) **Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English. The Arbitrator shall not be obliged to follow any procedural law and shall be entitled to set up its own procedure.
- (d) **Award Final and Binding:** The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties hereto and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.
- (e) **Summary Proceedings and Interim Awards:** The arbitral tribunal shall have the right to proceed summarily and to make interim awards.

33.2 **JURISDICTION:** Courts having territorial jurisdiction and the Ordinary Original Civil Jurisdiction of the Calcutta High Court shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove

34. **RESTRICTIONS ON ALIENATION:** Before taking actual physical possession of the said Apartment / Unit in terms hereof and execution and registration of the Sale Deed to be executed in pursuance hereof, the Allottee shall not deal with, let out, encumber, transfer or alienate the said Apartment / Unit or his rights under this Agreement without the consent in writing of the Vendor first had and obtained in writing **Provided That** the Allottee may transfer or alienate the said Apartment / Unit or his rights under this Agreement with the consent in writing of the Vendor (which consent the Vendor may refuse to grant without assigning any reason whatsoever) after expiry of a period of 12 (twelve) months from the date hereof ("Lock-in Period") and that too only after the Allottee having made payment of the entirety of all amounts payable hereunder to the Vendor and not being in default in observance of his obligations under this Agreement **Provided Further That** the Allottee shall be liable for payment to the Vendor of @ Rs.600/sq.ft. or such fee / charge as may be decided and/or made applicable from time to time by the Vendor in its absolute discretion

for such transfer or alienation **And Subject Nevertheless To** the following terms and conditions:

- i) The Allottee shall be entitled to have transfer of the said Apartment / Unit in his own favour or in favour of his nominee Provided That in case the Allottee shall require the transfer to be made in favour of his nominee then the Allottee shall be bound to pay to the Vendor a fee / charge as shall be made applicable by the Vendor from time to time and similar fee shall be payable for all subsequent nominations AND in case so required by the Vendor or the nominee of the Allottee, the Allottee shall join and also cause all intervening nominees to join in the deed of transfer as parties. All such nominations shall be subject to free approval by the Vendor who shall be entitled to refuse such approval without assigning any reason;
- ii) Any such nomination assignment transfer or alienation shall be subject to the terms conditions agreements and covenants contained hereunder and on the part of the Allottee to be observed fulfilled and performed;
- iii) The Allottee shall have previously informed the Vendor in writing of the full particulars of such nominee / transferee;
- iv) Under no circumstances, the Allottee shall be entitled to let out the said Apartment / Unit before possession of the said Apartment / Unit is delivered to the Allottee in terms hereof and the Allottee having duly made payment of all amounts payable hereunder and having duly complied with all the Allottee's obligations hereunder.
- v) All stamp duty and registration charges, legal fees and other charges and outgoings as maybe occasioned due to aforesaid transfer / nomination / alienation shall be payable by the Allottee or its transferee.

34.1 It is clarified that any change in the control or ownership of the Allottee (if being a Company or a partnership or an LLP) shall come within the purview of such nomination / assignment / transfer and be subject to the above conditions.

34.2 Transfer of the said Apartment after the Vendor has executed / caused to be executed the deed of conveyance of the said Apartment / Unit in favour of the Allottee shall not be governed by this clause.

35. **OTHER PROVISIONS:**

35.1 The Allottee shall not in any manner cause any objection obstruction hindrances interference or interruption at any time hereafter in the construction or completion of construction of the Project or other parts of the said premises (notwithstanding there being temporary inconvenience in the use and enjoyment by the Allottee of the said Apartment / Unit) nor do anything whereby the construction or development of the Said Premises or the said Premises or the sale or transfer of the other Units in the Said Premises is in any way interrupted or hindered or impeded with nor shall in any way commit breach of any of the terms and conditions herein contained and if due to any act matter or deed of the Allottee, the Vendor is restrained from construction of the Said Premises and/or transferring and disposing of the other units / apartments / saleable spaces and rights in the Project or the Said Premises then and in that event without prejudice to such other rights the Vendor may have, the Allottee shall be liable to compensate and also indemnify the Vendor for all pre-determined losses damages costs claims expenses dues charges demands actions and proceedings suffered or incurred by the Vendor.

- 35.2. Save the said Apartment / Unit and the common right to use the Common Areas and Installations in terms of this agreement, the Allottee shall have no nor shall claim any right title or interest whatsoever or howsoever over and in respect of the other Units / Apartments and spaces or store-rooms or constructed or open areas or parking spaces at the said Premises or the Project / Said Premises or the Building thereat.
- 35.3 Without prejudice to the aforesaid, in particular the Allottee admits and acknowledges the fact that certain units may have the exclusive open to sky Terrace / Gardens attached to their respective units and shall have exclusive right of user of the same independent of all others and the Allottee shall have no nor shall claim any right title or interest whatsoever or howsoever over and in respect of the same in any manner whatsoever or howsoever.
- 35.4 The Allottee shall within 6 (six) months of completion of sale apply for and obtain at his own costs separate assessment and mutation of the said Apartment / Unit in the records of concerned authorities.
- 35.5 The rights of the Allottee in respect of the said Apartment / Unit under this agreement can be exercised only upon payment of all moneys towards consideration, deposits, maintenance and other charges, contributions, and/or interest, if any.
- 35.6 It is clarified that the Vendor shall be deemed to have duly complied with all its obligations in case the Vendor issues notice of completion to the Allottee.
- 35.6.1 The delivery of possession of the said Unit by the Vendor to the Allottee and the execution of the deed of transfer thereof shall be subject to the terms of the Agreement and the Allottee making payment of the entire consideration and all other amounts and deposits payable by the Allottee to the Vendor hereunder and fulfilling all his other covenants / obligations herein. The Vendor may require execution of the Sale Deed in favour of the Allottee simultaneously with the delivery of possession of the said Apartment to the Allottee and the Vendor shall not be obliged to deliver possession of the said Apartment to the Allottee unless the Allottee executes and/or is ready and willing to execute the conveyance simultaneously with such delivery of possession.
- 35.6.2 The obligation of the Allottee for payment of maintenance charges, taxes and other outgoings in respect of the said Unit shall accrue and/or be deemed to have accrued on and from the date of the Vendor offering possession of the said Unit to the Allottee, irrespective of when the Allottee takes actual possession of the same.
- 35.7 In relation to Clause No.7.2, it is agreed and clarified that even prior to completion of the said Apartment / Unit in the manner aforesaid, in case the Allottee desires to simultaneously carry out its fit-outs therein, then the Allottee may be permitted to carry out the same if the Vendor agrees to the same, and in such event the Allottee shall be liable to pay the entire balance consideration and all other amounts and deposits payable by the Allottee to the Vendor hereunder prior thereto. During such fit-out period, the Allottee shall be liable for payment of charges for various utilities like electricity generator water lifts etc., as be determined by the Vendor.
- 35.8 In relation to Clause No.7.3, it is further agreed and clarified that in case the Allottee fails or neglects to take possession of the said Apartment / Unit as and when called upon by the Vendor as aforesaid or where physical delivery has been withheld by the Vendor on grounds of breach / default by the Allottee, the Allottee shall be liable to pay guarding / holding charges @ Rs.100 (Rupees One Hundred) only per Square Foot per month of the Maintenance Chargeable area of the said Apartment / Unit , plus GST (if applicable), from

the Deemed Date of Possession /Date of Commencement of liability to the actual date when the physical possession is taken by the Allottee.

- 35.9 In relation to Clause No.7.5 it is agreed and clarified that where the Allottee proposes to cancel / withdraw from the project without any fault of the Vendor, the Vendor herein is entitled to forfeit the booking amount and interest and compensation, as applicable, with applicable taxes. The balance amount of money paid by the allottee shall be returned by the Vendor to the Allottee without interest or compensation or damages, and only out of the amounts received by the Vendor after sale of the said Apartment / Unit to any other interested person. The Allottee shall, at his own costs and expenses, execute all necessary cancellation related documents required by the Vendor.
- 35.10 The amount to be refunded by the Vendor to the Allottee, mentioned in sub-clause (ii) of clause 9.3, shall not include any amount paid by the Allottee on account of Taxes and/or stamp duty and registration charges incurred by the Allottee and shall be made out of the amounts received by the Vendor against sale of the said Apartment / Unit to any other interested person. The Allottee shall, at its own costs and expenses, execute all necessary documents required by the Vendor in this regard.
- 35.11 In case the Vendor terminates this Agreement due to default by the Allottee, as mentioned in sub-clause (ii) of clause 9.3, and the Allottee fails to execute and register the Deed of Cancellation, as aforesaid, the Sale Agreement shall be deemed to have been cancelled and the payment due to the Allottee shall be held by the Vendor and upon the Allottee executing and registering the Deed of Cancellation, the payment shall be released in favour the Allottee and such payment when withheld by the Vendor shall not carry any interest.
- 35.12 With regard to clause 12, it is expressly agreed and understood that the obligation or liability of the Vendor shall not arise if the defect has arisen owing to act or omission of the Allottee or Association of Allottees and in case the Allottee, without first notifying the Vendor and without giving to the Vendor the opportunity to inspect assess and determine the nature of such defect, alters the state and condition of such defect, then the Vendor shall be relieved of its obligations contained in the para immediately preceding and the Allottee shall not be entitled to any cost or compensation in respect thereof.
- 35.13 For obtaining financial assistance and/or loans from Banks, Financial Institutions, NBFCs and other lenders, the Vendor may already have created mortgage and/or charge on the said Premises and shall be at liberty to create further mortgages and/or charges in respect of the said Premises or any part thereof, and the Allottee hereby consents to the same **Provided However that** at the time of execution of the deed of conveyance / transfer in terms hereof, the Vendor assures to have the said Apartment / Unit released from any such mortgage and/or charge, if any, with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Apartment / Unit free of all such mortgages and charges created by the Vendor.
- 35.14 In case of any amount (including maintenance charges) being due and payable by the Allottee to the Vendor and/or the Maintenance In-Charge, the Allottee shall not be entitled to let out, transfer or part with possession of the said Apartment / Unit till the time the same are fully paid and No Dues Certificate is obtained from the Vendor and/or the Maintenance In-Charge, as applicable.
- 35.15 The Vendor shall have the right to grant to any person the exclusive right to park motor cars / two wheelers and/or other vehicles in or at the parking spaces or otherwise use and enjoy for any other purposes, the side, front and back open spaces surrounding the Building

at the said Premises and also the covered spaces in the Building (including car parking spaces but not the one expressly provided for to the Allottee under this Agreement) in such manner as the Vendor shall in its absolute discretion think fit and proper. The Vendor has assured the Allottee that the Vendor shall allot parking spaces / rights in the Project only to persons who shall acquire / agree to acquire Units / Apartments and other constructed spaces in the Project.

- 35.16 Save the said Apartment / Unit the Allottee shall have no right nor shall claim any right whatsoever or howsoever over and in respect of other units and spaces or constructed areas or parking spaces at the said Premises and the Vendor shall be absolutely entitled to use, enjoy, transfer, sell and/or part with possession of the same and/or to deal with the same in any manner and to any person and on any terms and conditions as the Vendor in its absolute discretion shall think fit and proper and the Allottee hereby consents to the same and agrees not to obstruct or hinder or raise any objection with regard thereto nor to claim any right of whatsoever nature over and in respect of the said areas and spaces belonging to the Vendor exclusively.
- 35.17 The Vendor may in its absolute discretion shall also be absolutely entitled to enter into any agreement or arrangement with the owners/occupiers of any other property adjoining / contiguous to the said Premises thereby allowing/permitting them, temporarily or permanently, the right of user and enjoyment of the Common Areas Installations and Facilities in the said Premises in lieu/exchange of such owners/occupiers of the such adjoining/contiguous property granting similar right of user and enjoyment to the unit-owners/occupiers of the said Premises of the Common Areas Installations and Facilities comprised in such adjoining/ contiguous property.
- 35.18 Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Vendor shall be exclusively entitled to all future horizontal and vertical exploitation of the said Premises lawfully, including by way of raising further storey or stories on the roofs for the time being of the Building and to do all acts deeds and things and make all alterations and connections (including to connect all existing utilities and facilities available at the said Premises viz. lifts, water, electricity, sewerage, drainage, air-conditioning etc., to the new constructions) as be deemed to be expedient to make such areas and constructions tenantable and to use, enjoy, hold and/or sell transfer the same to any person on such terms and conditions as the Vendor in its absolute discretion may think fit and proper and the Allottee's share in the Common Areas and Installations shall also stand reduced owing to such construction but the Allottee shall not be entitled to raise any objection or dispute (notwithstanding any inconvenience or difficulty that the Allottee may be subjected to) nor to claim refund or reduction of the consideration and other amounts payable by the Allottee hereunder nor to claim any amount or consideration from the Vendor on account thereof and furthermore the Allottee shall fully co-operate with the Vendor and sign execute and submit all affidavits, declarations, powers, authorities, no objections, consents etc., as may be required by the Vendor.
- 35.19 It is expressly agreed understood and clarified that at any time hereafter, the Vendor shall be absolutely entitled to enter into any agreement or arrangement with the owners and/or developers of adjoining / contiguous properties on such terms as be agreed by and between the Vendor and the owners / developers of such adjoining properties. In such event, such additional land added on to the said Premises (hereinafter for the sake of brevity referred to as the "**Enlarged Property Under Development**") shall increase the scope and ambit of the development presently envisaged by the Vendor and the proportionate share of the Allottee in the common areas and installations may stand varied owing to such additional land / development and the Allottee shall not be entitled to raise any objection or dispute (notwithstanding any temporary inconvenience or difficulty that the Allottee may be

subjected to) nor to claim refund or reduction of the consideration and other amounts payable by the Allottee hereunder nor to claim any amount or consideration from the Vendor on account thereof and furthermore the Allottee shall fully co-operate with the Vendor and sign execute and submit all affidavits, declarations, powers, authorities, no objections, consents etc., as may be required by the Vendor.

- 35.20 Notwithstanding anything elsewhere to the contrary herein contained it is expressly agreed and understood that the Vendor shall be exclusively entitled to and shall have the exclusive right to install its own glow sign / signage without any fee or charge and also to install and/or permit any person to install Towers, V-Sat, Dish or other Antennas or installations of any nature on the roofs for the time being of the Building or any part thereof on such terms and conditions as the Vendor may in its sole discretion think fit and proper without any objection or hindrance from the Allottee, and the Allottee hereby consents to the same;
- 35.21 The Allottee shall have no connection whatsoever with the Allottees / buyers of the other Units and there shall be no privity of contract or any agreement arrangement or obligation or interest as amongst the Allottee and the other Allottees (either express or implied) and the Allottee shall be responsible to the Vendor for fulfillment of the Allottee's obligations and the Vendor's rights shall in no way be affected or prejudiced thereby.
- 35.22 The properties and rights hereby agreed to be sold to the Allottee is and shall be one lot and shall not be partitioned or dismembered in part or parts in any manner save with the consent of the Vendor in writing. It is further agreed and clarified that any transfer of the said Apartment / Unit by the Allottee shall not be in any manner inconsistent herewith and the covenants herein contained shall run with the land.
- 35.23 For the purpose of facilitating the payment of the consideration, the Allottee shall be entitled to apply for and obtain financial assistance from recognised banks and/or financial institutions. In the event of the Allottee obtaining any financial assistance and/or housing loan from any bank and/or financial institution, the Vendor shall be entitled and are hereby authorised by the Allottee to act in accordance with the instructions of the bank and/or financial institution in terms of the agreement between the Allottee and the Bank and/or financial institution, SUBJECT HOWEVER TO the Vendor being assured of all amounts being receivable for sale and transfer of the said Apartment / Unit and in no event the Vendor shall assume any liability and/or responsibility for any loan and/or financial assistance which may be obtained by the Allottee/s from such bank and/or financial institution. Further, in case the Allottee desires to transfer the said Apartment / Unit, then the Allottee shall at its own costs be obliged to bring / obtain the requisite NOC from the concerned financing Bank / Financial Institution / Lender.
- 35.24 The Vendor will be at liberty to create further mortgages and/or charges and/or create further mortgages and/or charges in respect of the said Premises or any part thereof and the Allottee hereby consents to the same. At the time of execution of the deed of conveyance / transfer in terms hereof, the Vendor, as applicable, assure to have the said Apartment / Unit released from any such mortgage and/or charge with intent that the Allottee, subject to his making payment of all the amounts payable hereunder or otherwise and complying with his other obligations herein, will be acquiring title to the said Apartment / Unit free of all such mortgages and charges created by the Vendor.
- 35.25 The Allottee shall be bound and obliged to comply with the provisions of The Real Estate (Regulation & Development) Act, 2016 (RERA) and also the provisions of West Bengal Apartment Ownership Act, 1972, including for vesting/transfer of the title/interest in respect of the Common Areas and Installations, if proportionate share thereof is held by the Allottee herein, in favour of the Association as may be formed, at its/their own costs

(including stamp duty, registration fee, legal fees, other expenses, etc., as applicable). The Allottee and the other allottees shall keep the Vendor fully indemnified with regard to the aforesaid provisions.

- 35.26 The Common Areas and Installations are intended to be transferred by the Vendor in favour of the Association, of which the Allottee shall be a member, as mandated by law, and the Allottee hereby consents to the same and the Allottee and all other allottees shall do all acts deeds and things in connection therewith and bear and pay all stamp duty registration fees and other charges proportionately, if and as applicable.
- 35.27 The Allottee shall be and remain responsible for and indemnify the Vendor and the Maintenance In-charge against all damages costs claims demands and proceedings occasioned to the said Premises or any other part of the Project or to any person due to negligence or any act deed or thing made done or occasioned by the Allottee and shall also indemnify the Vendor against all actions claims proceedings costs expenses and demands made against or suffered by the Vendor as a result of any act omission or negligence of the Allottee or the servants agents licensees or invitees of the Allottee and/or any breach or non-observance non-fulfillment or non-performance of the terms and conditions hereof to be observed fulfilled and performed by the Allottee.
- 35.28 In case any mechanical parking system is installed at any place in the said Premises, the same shall be managed maintained and upkeep by and at the costs and expenses of the allottee thereof, if allotted to any allottee.
- 35.28.1 In case any parking space is covered by a shed / canopy / glass cover / awning or any other form of cover, then the same shall be managed maintained and upkeep by and at the costs and expenses of the allottee thereof, if allotted to any allottee.
- 35.29 The Project at the said Premises shall bear the name "**Sohum Royale**" unless changed by the Vendor from time to time in its absolute discretion.
- 35.30 The paragraph headings do not form a part of the agreement and have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation thereof.

36. VENDOR'S CONFIRMATION:

- 36.1 The Vendor has agreed to sell and transfer the proportionate undivided indivisible impartible variable share in the Common Areas and Installations attributable to the said Apartment / Unit for the benefit of the Allottee and unless the laws for the time being in force otherwise requires such sale and transfer to be carried out in favour of the Association, the same shall be conveyed in favour of the Allottee as part of the said Apartment / Unit, to which the Allottee hereby agrees.
- 36.2 It is expressly agreed and made clear that in case the laws for time being in force require the transfer of the Common Areas and Installations and/or the Land comprised in the said Premises to be carried out in favour of the Association or else, then the deed of conveyance in respect of the said Apartment / Unit shall be so executed and registered by the Vendor in favour of the Allottee (i.e. sans the proportionate share in the Common Areas and Installations and/or the proportionate share in the Land comprised in the said Premises, as applicable). The cost of stamp duty and registration fees etc., will be borne and paid by the Allottee proportionately.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE: (including joint buyers)

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR:

WITNESSES TO ALL THE ABOVE:

1.

Signature _____

Name _____

Address _____
2.

Signature _____

Name _____

Address _____

Drafted by

Advocate
Saraogi & Co., Advocates
High Court, Calcutta

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO: **(said Premises)**

All That the piece and parcel of the land measuring about **34.7331 cottahs or 25007.88 square feet** more or less situate at Station Road, Police Station-Kotwali, Holding No.1598 (old holding no.1010/34), under Ward No.5 (old ward no.23) of Midnapore Municipality, comprised in L.R. Plot No.914 corresponding to R.S. Plot No.171 (P), recorded under L.R. Khatian No.1209 (in the name of the Vendor herein), Mouza-Shekhpara, J.L. No.172, in the District of Paschim Medinipur, Midnapore-721101, West Bengal, butted and bounded as under and bordered **“RED”** in the map or plan hereto annexed:

On the North : By Station Road;

On the East : By Singhabahini Hardware;

On the West : By Building of Ganesh Lal Agarwal and;

On the South : By Bidhan Nagar Road;

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

THE SECOND SCHEDULE ABOVE REFERRED TO: **(UNIT)**

All That the Apartment/ Unit bearing No._____ containing a Carpet Area of _____ Square Feet [Built-up Area whereof being _____ Square Feet (inclusive of the area of the balcony(ies) / verandah(s) being _____ Square Feet) and Maintenance Chargeable Area being _____ Square Feet, which is inclusive of pro rata share in the Common Areas and Installations] more or less on the _____ side on the _____ floor of the Building at the said Premises described in the First Schedule hereinabove written and shown in the Plan annexed hereto, duly bordered thereon in “Red”.

_____ *Car Park narration* _____

THE THIRD SCHEDULE ABOVE REFERRED TO: **PART-I** **(Common Areas and Installations)**

1. Land comprised in the said Premises;
2. Entrance and Exit gates of the said Premises.
3. Paths passages and driveways in the said Premises other than those reserved by the Vendor for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Vendor for its exclusive use.
4. Entrance Lobby in the Building
5. Staircases, lobbies and landings of the Building.
6. 2 lifts (including 1 stretcher lift) in the Building along with lift shafts and the lobby in front of it on typical floors and lift machine room.
7. Stand-by Diesel generator set of make of sufficient capacity for lighting the lights at the common areas, for operation of lifts and pump and for supply of power in the said Unit to the extent of quantum mentioned herein and/or in the other Units during power failure.

8. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts.
9. Overhead water tanks, Water pump with motor and with water supply pipes to the overhead water tank and with distribution pipes there from connecting to different flats.
10. Underground water reservoir with a pull-on pump installed thereat.
11. Water waste and sewerage evacuation pipes from the Units to drains and sewers common to the Project and from there to the municipal drain.
12. Septic Tank at Ground Floor
13. Requisite arrangement of Intercom / EPABX.
14. Boundary Walls.
15. Outdoor meditation & yoga space (at the terrace)
16. Landscape garden on podium (at the terrace).
17. Outdoor Children's Play Area with slide & swing (at the terrace).
18. CCTV surveillance
19. Modern equipment's and measures for Fire-fighting & Fire-safety in compliance with norms
20. Rain Water Harvesting
21. Common areas lighting load
22. Garbage dumping point/space
23. Administration office
24. Structure:
 - a) Pile/Raft Foundation for durability & stability
 - b) RCC Superstructure
25. Lobby:

Floor lobbies with Vitrified tiles.
26. Staircase - 2 spacious RCC staircases.
27. Pump Room

It is clarified that the Common Areas and Installations shall not include the open space measuring 7106.33 sq ft, on the north side of the Building at the said Premises, as delineated in the _____ Plan annexed hereto by "Green" borders With the ultimate roof of the Building, which is reserved for exclusive use by the owners and occupiers of the Commercial Area, all Parking Spaces and other open and covered spaces at the Premises and the Building which the Vendor may from time to time express or intend not to be so included in the common areas and installations and the Vendor shall be entitled to deal with and/or dispose of the same in its absolute discretion, to which the Allottee hereby consents

PART-II

(Specifications of Apartment / Unit construction)

For Residential Units:

- **Wall**
 - Interior Walls & Ceiling: RCC Structural/Non Structural wall with Putty finish.
 - Exterior: Weather-proof cement based paint.
- **Balcony**
 - MS railings.
- **Flooring**
 - Ceramic tiles in all bedrooms (Size – 16'' X16'')
 - Vitrified tiles in living/dining space (Size – 24'' X24'')

- Ceramic tiles in kitchen and toilets (Size – 12" X12”).
- Ceramic tiles in balcony attached to bedroom, if any (Size – 16" X16”).
- Vitrified tiles in balcony attached to living/dining space, if any (Size –24"X24”).
- **Doors**
 - Entrance Door: Good quality flush door with magic eye, lock & handle.
 - Internal Doors: Primer finish flush doors with cylindrical locks.
- **Windows**
 - Natural Colour Anodized Aluminium windows.
- **Electricals**
 - Copper PVC coated wiring in concealed conduits with switches.
 - AC point, TV point & telephone socket in living / dining & all bedrooms.
 - Electrical points for geyser, exhaust, washing machine, refrigerator, water purifier.
- **Toilets**
 - CP Fittings
 - Wall Ceramic tiles dado up to door height (Size –18” X12”).
 - Sanitary ware – white porcelain.
 - Provision for geyser line & exhaust.
 - Mirror and towel ring.
- **Kitchen**
 - Cuddapah counter with stainless steel sink and taps.
 - Ceramic tiles dado upto 2ft. above working platform (Size–18”X12”).
 - Provision for water in let for filter.
 - Provision for exhaust.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Common Expenses)**

_____ **TO SET OUT** _____

**THE FIFTH SCHEDULE ABOVE REFERRED TO:
PART-I**

The Consideration payable by the Allottee to the Vendor for sale of the said Apartment / Unit shall be as follows:-

Head	Price
------	-------

(i) Apartment No _____, Floor _____; Carpet Area _____; Built-up Area _____; Maintenance Chargeable Area _____;	Rs. _____
(ii) Preferred Location Charges - Floor Rise + _____;	Rs. _____
(iii) Servant Quarter / Store / Utility Room / exclusive right to use the attached open space measuring _____ Sq. Ft. as garden;	Rs. _____
(iv) _____ number and _____ type Car parking at _____;	Rs. _____
Add : GST	Rs. _____
	Rs. _____
Less : Discount	Rs. _____
Total:	Rs. _____

(Rupees _____) only

Note: GST is based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change.

PART-II
(Installments / Payment Plan)

The amount mentioned in PART-I of this FIFTH SCHEDULE hereinabove shall be paid by the Allottee to the Vendor by cheques / Pay Orders / Demand Drafts drawn in the name of “Alingan Enclave Private Limited” or by online payment (as applicable) as follows:

PAYMENT SCHEDULE:

Booking Amount	10% of the Consideration (including Initial Token Amount, if any)
On Agreement	15% of the Consideration (including Booking Amount)
After 4th Floor casting	10% of the Consideration
After 6th Floor casting	15% of the Consideration
After 8th Floor casting	15% of the Consideration
After 10th Floor casting	15% of the Consideration
After 12th Floor casting	15% of the Consideration
On Possession of the Apartment / Unit	5% of the Consideration

PART-III (TDS)

If applicable, the tax deduction at source (TDS) under the Income Tax laws shall be deducted by the Allottee on the consideration payable to the Vendor and the same shall be deposited by the Allottee to the concerned authority within the time period stipulated under law and the Allottee shall provide proper evidence thereof to the Vendor within 60 (sixty) days of such deduction. If such deposit of TDS is not made by the Allottee to the concerned authority or proper evidence thereof is not provided to the Vendor, then the same shall be treated as default on the part of the Allottee under this agreement and the amount thereof shall be treated as outstanding.

PART-IV (EXTRA CHARGES AND DEPOSITS)

In addition to the Total Price aforesaid, the Allottee shall, before the Date of Possession /Date of Commencement of Liability or the date of demand by the Vendor, whichever be earlier, also pay the following amounts:

Extra Charges:

- i) Full costs charges and expenses, for making any additions or alterations and/or for providing at the request of the Allottee any additional facility and/or utility in or relating to the said Apartment / Unit in excess of those specified herein and proportionate share of those costs charges and expenses for providing any additional or extra common facility or utility to the Allottees in the said Project in addition to those mentioned herein, payable before the work is commenced by the Vendor. It is further clarified that if by reason of such additional work any delay is caused in completion of construction of the said Apartment / Unit and/or the Common Areas and Installations ultimately resulting in delay in the delivery of possession of the said Apartment / Unit by the Vendor to the Allottee, the Vendor shall not be liable for any interest damages compensation etc., that may be suffered by the Allottee thereby.
- ii) Pay to the Vendor the service charge and cost incurred and payable to electricity authority for obtaining electric connection/ service (HT/LT) in the said premises and other cost incurred and also payable to the electricity authority/ consultant/ agencies for installation, maintenance and running and operating common area installation (HT/LT), which the Parties have mutually agreed at Rs. _____ per Square Foot of built-up area of the said Apartment. Additionally, the Allottee shall also be liable for payment of GST on such amount.
- iii) The full amount of Security Deposit and other costs payable to electricity authorities for obtaining direct electric meter in respect of the said Apartment / Unit (if applicable) and proportionate share of the total amount of Security Deposit and other costs payable to the electricity authorities for the electric meter/s for maintenance lighting running and operating common areas and installations. It is clarified that the obligation of obtaining direct electric meter in respect of the said Apartment / Unit shall be that of the Allottee.
- iv) Legal Documentation Charges of the Advocates for preparation of this Agreement and the Sale Deed to be executed in pursuance hereof, which shall be Rs. _____, out of which 50% shall be paid by the Allottee at or before the execution hereof and the balance 50% on or before the Possession Date / Deemed Date of Possession or the date of execution of the sale deed in respect of the said Apartment / Unit, whichever be earlier. In addition to the said fees, the Allottee shall also be liable for payment of GST thereon, if and as applicable. In

addition to the abovesaid fees, the Allottee shall make payment of Miscellaneous Charges (including commission fees, copywriting charges etc.) for registration.

- v) Rs. _____ towards formation of Association.
- vi) The Allottee will be required to pay, on demand, to the Vendor or to the Concerned Authorities, as may be so decided by the Vendor, the applicable stamp fees and registration fees on execution and registration of this agreement and of the sale deed and other documents to be executed and/or registered in pursuance hereof **and** also all statutory charges payable therefor including the charges of the copywriter for copying of such documents and expenses incidental to registration.

The Allottee is fully aware that stamp duty on this agreement is payable on ad-valorem basis on the market value of the said Apartment / Unit and the Allottee is bound to register this agreement, failure to do so will be construed as default on part of the Allottee.

- vii) Betterment fees, development charges and other levies taxes duties and statutory liabilities, Goods and Service Tax, other government taxes duties levies and impositions by whatever name called that may be charged on the said Premises or the said Apartment / Unit or on its transfer or construction in terms hereof partially or wholly, as the case may be and the same shall be paid by the Purchaser within 7 days of the demand being made by the Vendor.

Deposits (Interest Free):

- i) A sum of Rs. _____ (Rupees _____) only towards advance maintenance charges and proportionate liability towards the Common Expenses (including those mentioned in the Fourth Schedule);
- ii) A sum of Rs. _____ (Rupees _____) only towards Sinking Fund;

THE SIXTH SCHEDULE ABOVE REFERRED TO:
(Devolution of Title)

WHEREAS by virtue of a Deed of Lease dated 29th November 1963 executed between Byomkesh Chandra Mitra & Others, therein described as the Lessors of the One Part and one Satyendra Nath Ghosh, therein described as the Lessee of the Other Part and registered in Book No. I, volume No. 75, Pages No. 261 to 269, being no. 5856 for the year 1963, at the Office of Sub-Registrar, Midnapore, the said Satyendra Nath Ghosh became a perpetual lessee of a non agricultural tenancy land with both heritable and transferable rights, upon payment of the premium as settled amongst themselves and subject to payment of yearly rent of Rs. 7.63 (Rupees Seven and sixty three paise only), comprised in J.L. No. 172, C.S. Interest No. 7 (seven) out of C.S. Plot No. 171 measuring an area of 0.1680 Acre or 10 Cottahs 2 and 2/3rd Chittaks or 7320 Square feet at Mouza - Sekpura, P.S. & District - Midnapore fully described in the Schedule thereunder written.

AND WHEREAS by virtue of another Deed of Lease dated 29th April 1964 executed between the said Byomkesh Chandra Mitra & Others, therein described as the Lessors of the One Part and the said Satyendra Nath Ghosh, therein described as the Lessee of the Other Part and registered in Book No. I, Volume No. 36, Pages No. 173 to 180, being no. 2422 for the year 1964 at the office of Sub-Registrar, Midnapore, the said Satyendra Nath Ghosh became a perpetual lessee of a non agricultural tenancy land with both heritable and transferable rights, upon payment of the premium as settled amongst themselves and subject to payment of yearly rent of Rs. 6.72 (Rupees Six and Seventy two paise only), comprised in respect of all that J.L. No. 172, C.S. Interest No. 7 (seven) (old) and Nos.

5/1,5/3,5/5,5/6,6/2,6/3,6/5 and 6/6 (new) out of C.S. Plot No. 171 measuring an area of 0.1251 Acre or 8 Cottahs 15 and 1/3rd Chittaks 6450 Square feet at Mouza-Sekpura, Police station & District - Midnapore, fully described in the Schedule thereunder written.

AND WHEREAS by virtue of another Deed of Lease dated 26th June 1974 executed between the said Byomkesh Chandra Mitra & Others, therein described as the Lessors of the One Part and said Satyendra Nath Ghosh, therein described as the Lessee of the Other Part and registered in Book No. I, Volume No. 36, Pages No. 173 to 180 being no.5508 for the year 1974 at the office of Sub-Registrar, Midnapore, the said Satyendra Nath Ghosh became a perpetual lessee of a non agricultural tenancy land with both heritable and transferable rights, upon payment of the premium as settled amongst themselves and subject to payment of yearly rent of Rs. 14/- (Rupees Fourteen only), comprised in respect of all that J.L. No. 172, C.S. Interest No. 7 and Nos. 5/1,5/4,5/5,5/6,6/2,6/4,6/5 and 6/8 (R.S. Interest) out of C.S. Plot No. 171 measuring an area of 0.3085 Acre or 18 Cottahs 10 Chittaks 30 Square feet or 13440 square feet at Mouza - Sekpura, Police Station & District Midnapore, fully described in the schedule thereunder written.

AND WHEREAS by virtue of the said three lease deeds executed in different years, the said Satyendra Nath Ghosh absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land being J.L. No. 172, C.S. Interest No. 7 (Old), admeasuring an area of 37 Cottahs 12 Chittaks 30 Square feet or 27,210 square feet comprised in all that Dag No.171, Khatian Nos. 5/1, 5/3, 5/4, 5/5, 5/6, 6/2, 6/3, 6/4, 6/5, 6/6 and 6/8 at Mouza-Sekpura, Police Station & District - Midnapore.

AND WHEREAS the said Sri Satyendra Nath Ghosh during his lifetime constructed various structures at the said premises measuring altogether an area of 9885.047 square feet.

AND WHEREAS by a Sale Deed dated 6th October 1993 executed between the said Satyendra Nath Ghosh, therein described as the Vendor of the One Part and Smt. Jayanti Mondal described as Purchaser of the Other Part...

AND WHEREAS by a Sale Deed dated 6th October 1993 executed between the said Satyendra Nath Ghosh, therein described as the Vendor of the One Part and Smt. Jayanti Mondal described as Purchaser of the Other Part and registered at the office of the Additional District Sub-Registrar, Sadar, Paschim Medinipur in Book No. I, Volume No. 73, Pages 127 to 133 Being No. 4259 for the year 1993, the said Satyendra Nath Ghosh sold, conveyed and transferred to said Smt. Jayanti Mondal all his right, title and interest in respect of an area measuring about 0.0208 Acres or 1.28 cottahs from all that J.L. No. 172, Interest No. 7, Dag No.171, Khatian Nos. 5/1, 5/4, 5/5, 5/6, 6/2, 6/4, 6/5 and 6/8 at Mouza-Sekpura, Police Station & District Midnapore, fully described in the schedule thereunder written, inter alia, for consideration and on terms more fully contained therein.

AND WHEREAS by another Sale Deed dated 6th October 1993 executed between the said Satyendra Nath Ghosh therein described as the Vendor of the One Part and Smt. Jayanti Mondal, described as the Purchaser of the Other Part and registered in Book No. I, Volume No. 73 Pages 134 to 140 Being No. 4260 for the year 1993, at the office of the Additional District Sub-Registrar, Sadar, Paschim Medinipur, the said Satyendra Nath Ghosh sold, conveyed and transferred to said Smt. Jayanti Mondal all his right, title and interest in respect of an area measuring about 0.0330 Acres or 2 Cottahs from all that J.L. No. 172, Dag No. 171, Khatian Nos. 5/1, 5/4, 5/5, 5/6, 6/2, 6/4, 6/5 and 6/8 at Mouza-Sekpura, Paschim Medinipur fully described in the Schedule thereunder written, inter alia, for consideration and on terms more fully contained therein.

AND WHEREAS in the premises after sale of 3.28 cottah of land by way of two Sale Deeds to Smt. Jayanti Mondal out of total land measuring about 37 cottahs 12 Chittaks 30 square

feet or 27210 square feet, the said Satyendra Nath Ghosh was in possession of 34.733 cottahs or 25007.76 square feet of land at J.L. No. 172, Dag No. 171, Khatian Nos. 5/2, 5/3, 5/5, 5/6, 6/3 and 6/5 along with structures lying thereat measuring about 9885.047 square feet at Mouza-Sekhpura, Post office & Police station Kotwali, Paschim Medinipur, West Bengal herein referred to as "Said Premises"

AND WHEREAS the said Sri Satyendra Nath Ghosh died intestate on 16th July 1994, leaving behind his wife Smt. Chhabi Ghosh, son Sri Soumendra Nath Ghosh and daughter Smt. Sampa Bose nee Ghosh as his only legal heirs and successors-in-interest and as such the said property devolved jointly upon the said Smt. Chhabi Ghosh, Sri Soumendra Nath Ghosh and Smt. Sampa Bose nee Ghosh.

AND WHEREAS the said premises was partitioned into Lot "A" in favour of Chhabi Ghosh, Lot "B" in favour of Smt. Sampa Bose nee Ghosh and Lot "C" in favour of Sri Soumendra Nath Ghosh respectively in metes and bounds by virtue of an AWARD which was delivered on 4th August 2012 at Kolkata by The Learned Arbitrator.

AND WHEREAS by way of such partition, each party had released and relinquished his or her respective right, title and interest in the said property save and except what had been allotted in their respective shares and thereby absolutely seized and possessed and became the owner of their respective demarcated portions.

AND WHEREAS the LAND OWNER/DEVELOPER being desirous of purchasing their respective portions approached Chhabi Ghosh, Sri Soumendra Nath Ghosh and Smt. Sampa Bose nee Ghosh separately.

AND WHEREAS by virtue of Deed of Conveyance dated 30th January 2013 executed between Sri Soumendra Nath Ghosh therein described as the vendor on one part and the LAND OWNER/DEVELOPER therein described as the Purchaser on the other part and registered in Book No. I, Volume No. I, Pages No. 6047 to 6069, being no. 356 for the year 2013, at the office of The Additional Registrar of Assurance -III, Kolkata, the LAND OWNER/DEVELOPER became the absolute owner of the piece and parcel of land measuring about an area of 6106.71 square feet(8.482 cottahs) of land situated at station road, P.S. Kotwali, Holding No.1010/34 under ward no. 5(old ward no. 23) of Midnapore Municipality comprised in R.S. Plot No. 171(P), Hal Plot No. 914, Khatian Nos. 5/2,5/3,5/5,5/6, 6/3 and 6/5, Mouza- Sekhpura, J.L. No. 172, District - Paschim Medinipur.

AND WHEREAS by virtue of Deed of Conveyance dated 23rd February 2013 executed between Chhabi Ghosh therein described as the vendor on one part and the LAND OWNER/DEVELOPER therein described as the Purchaser on the other part and registered in Book No. I, Volume No. 2, Pages No. 2796 to 2821, being no. 632 for the year 2013, at the office of The Additional Registrar of Assurance -III, Kolkata, the LAND OWNER/DEVELOPER became the absolute owner of the piece and parcel of land measuring about an area of 10162.86 square feet of land situated at Station road, P.S. Kotwali, Holding No.1010/34 under ward no. 5(old ward no. 23) of Midnapore Municipality comprised in R.S. Plot No. 171(P), Hal Plot No. 914, Khatian Nos. 5/2,5/3,5/5,5/6, 6/3 and 6/5, Mouza- Sekhpura, J.L. No. 172, District - Paschim Medinipur.

AND WHEREAS by virtue of Deed of Conveyance dated 18th March 2016 executed between Sampa Bose nee Ghosh therein described as the vendor on one part and the LAND OWNER/DEVELOPER therein described as the Purchaser on the other part and registered in Book No. I, Volume No. 1903-2016, Pages No. 26481 to 26517, being no. 190300797 for the year 2016, at the office of The Additional Registrar of Assurance -III, Kolkata, the LAND OWNER/DEVELOPER became the absolute owner of the piece and parcel of land

measuring about an area of 8738.31 square feet (12.137 cottahs) of land situated at Station road, P.S. Kotwali, Holding No.1010/34 under ward no. 5(old ward no. 23) of Midnapore Municipality comprised in R.S. Plot No. 171(P), Hal Plot No. 914, Khatian Nos. 5/2,5/3,5/5,5/6, 6/3 and 6/5, Mouza- Sekhpura, J.L. No. 172, District - Paschim Medinipur.

AND WHEREAS by virtue of the said three Deeds of Conveyance, the LAND OWNER/DEVELOPER became the absolute owner of the entire piece and parcel of land measuring about 25007.88 square feet (34.733 cottahs) situated Station road, P.S. Kotwali, Holding No.1010/34 under ward no. 5(old ward no. 23) of Midnapore Municipality comprised in R.S. Plot No. 171(P), Hal Plot No. 914, Khatian Nos. 5/2,5/3,5/5,5/6, 6/3 and 6/5, Mouza- Sekhpura, J.L. No. 172, District - Paschim Medinipur herein referred to as “Said Premises ”

Annexure "A"

Unless, in these presents, there be something contrary or repugnant to the subject or context:

- i) **ACT** shall mean the Real Estate (Regulation and Development) Act, 2016 (Act No.XVI of 2016).
- ii) **RULES** shall mean the West Bengal Real Estate (Regulation and Development) Rules, 2021 made under the Real Estate (Regulation and Development) Act, 2016.
- iii) **SAID PREMISES** shall mean **All That** the piece and parcel of the land measuring about **34.7331 cottahs or 25007.88 square feet** more or less situate at Station Road, Police Station-Kotwali, Holding No.1598 (old holding no.1010/34), under Ward No.5 (old ward no.23) of Midnapore Municipality, comprised in L.R. Plot No.914 corresponding to R.S. Plot No.171 (P), recorded under L.R. Khatian No.1209 (in the name of the Vendor herein), Mouza-Shekhpara, J.L. No.172, in the District of Paschim Medinipur, Midnapore-721101, West Bengal, (fully described in the **First Schedule**).
- iv) **PROJECT AND/OR BUILDING/S AND/OR NEW BUILDING/S AND/OR TOWER/S** shall mean and include the New Building named "Sohum Royale", being mainly Residential and partly Non-Residential proposed to be constructed by the Vendor at the said Premises, having a Basement, Ground Floor and 12 (twelve) Upper Floors already sanctioned, containing several independent and self-contained Flats/ Apartments and/or Units, commercial / retail areas / spaces, semi-commercial spaces, offices, showrooms shops, and/or parking spaces and other constructed areas, with liberty to the Vendor to modify and/or expand and/or add further storeys to the same at its sole discretion and the Allottee hereby consents to the same.

The Allottee is also aware that the divided and demarcated portion on the Ground Floor on the ____ side containing an area of ____ sq.ft. and the entirety of the First Floor, containing an area of ____ sq.ft., and the entirety of the Second Floor, containing an area of ____ sq.ft., containing several independent and self contained shops, showrooms, offices and other constructed areas, are reserved for Commercial / Non-Residential Use (in short "the Commercial Area"). The Allottee acknowledges that such planning may undergo further changes in future and the Allottee hereby consents to the same and confirms that it neither has nor shall have any objection with regard thereto.

The allottees of Commercial Units shall have exclusive right to use the divided and demarcated open space measuring 7106.33 sq ft on the north side of the said Premises, which is delineated in the ____ Plan annexed hereto by "Green" borders With the ultimate roof of the Building, and allottees of the Residential Area shall have no right thereon (except in emergency / exigency such as in case of fire etc.) and the Allottee of Residential Area and/or the Association shall not raise any objection thereto or claim the right of user thereof.

- v) **ALLOTTEES / UNIT-HOLDERS / CO-OWNERS** according to the context shall mean all the buyers/owners who from time to time have purchased or agreed to purchase from the Vendor and taken possession of any Apartment / Unit in the Said Premises.

- vi) **COMMON AREAS AND INSTALLATIONS** shall mean the areas installations and facilities in the Said Premises as mentioned and specified in **PART-I** of the **THIRD SCHEDULE** and expressed or intended by the Vendor for exclusive use and enjoyment by the occupants of the Said Premises, it being expressly agreed understood and clarified that the Allottees of Commercial Units shall be entitled to use all the Common Areas and Installations as mentioned and specified in **PART-I** of the **THIRD SCHEDULE** alongwith those expressly mentioned herein by the Vendor for exclusive use and enjoyment by the Allottees of the Commercial Unit.

It is clarified that the Common Areas and Installations shall not include the parking spaces, the ultimate roof of the Building, roofs/terraces at different floor levels attached to any particular Apartment / Unit or Commercial Space(s), exclusive greens / gardens attached to any particular Apartment / Unit, the open space measuring 7106.33 sq ft, on the north side of the Building at the said Premises, as delineated in the _____ Plan annexed hereto by “Green” borders, which is reserved for exclusive use by the owners and occupiers of the Commercial Area, all Parking Spaces and other open and covered spaces at the Premises and the Building which the Vendor may from time to time express or intend not to be so included in the common areas and installations and the Vendor shall be entitled to deal with and/or dispose of the same in its absolute discretion, to which the Allottee hereby consents.

The Allottee has also been made aware of the fact that certain Common Areas and Installations may be reserved and/or meant for use and enjoyment by the allottees of any one or more segment of the Project to the exclusion of the other allottees and no other allottees shall be entitled to use and/or enjoy the same and maintenance of such reserved Common Areas and Installations shall be paid for only by the users thereof.

- vii) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Common Areas and Installations and rendition of common services in common to the Allottees of the Said Premises (including to the Allottees of Units in the Commercial Portion) and all other expenses for the common purposes (including those mentioned in the **FOURTH SCHEDULE**) to be contributed and shared by the Allottees. **It is however clarified that** in case any of the Common Areas and Installations are reserved and/or meant for use and enjoyment by the allottees of any one or more segment of the Project to the exclusion of the other allottees, then the maintenance of such reserved Common Areas and Installations shall be paid for only by the users thereof.
- viii) **COMMON PURPOSES** shall mean and include the purpose of managing maintaining upkeeping and administering the Common Areas and Installations, rendition of services in common to the Apartment / Unit Holders / Allottees in the Said Premises for the Common Areas and Installations, collection and disbursement of the common expenses and dealing with all matters of common interest of the Apartment / Unit Holders and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.
- ix) **UNITS** shall mean the independent and self-contained flats / apartments and/or Units, commercial / retail areas / spaces, semi-commercial spaces, offices, showrooms, shops and/or other constructed areas (capable of being independently and exclusively used and enjoyed) at the said Premises and wherever the context so permits or intends shall include the attached balcony(ies) / verandah(s) / servant

quarter(s) / store room(s) and/or Parking right(s) and/or exclusive right to use of the terrace/s and/or exclusive right to use of gardens / greens and/or other properties benefits and rights, if any, attached to the respective Units and also the proportionate undivided impartible share in the Common Areas and Installations, attributable thereto, which Common Areas and Installations are to be transferred to the Association as mandated by law.

- x) **PARKING SPACES** shall mean garages and/or closed parking spaces and/or covered parking spaces in or portions of the Building at the Premises, Basement and also the open parking spaces in the open compound at the said Premises, and also the Multi-Level and Mechanical Car Parkings and parking areas covered by shed / canopy / glass cover / awning or any other form of cover, as expressed or intended by the Vendor at its sole discretion for parking of motor cars and other vehicles. It is clarified that the Vendor intends to convert some of the parking spaces into Multi-Level and Mechanical Car Parkings, to which the Allottee hereby consents and shall not raise any objection with regard thereto.
- xi) **CARPET AREA** according to the context shall mean the net usable floor area of any Apartment / Unit, excluding the area covered by external walls, areas under service shafts (if any), exclusive balcony or verandah or exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment / Unit;
- xii) **BUILT-UP AREA** according to the context shall mean and include the plinth area of any unit in the Project (including the area of the balconies / terraces therein and/or attached thereto and also including the thickness of the external and internal walls thereof and columns therein **PROVIDED THAT** if any wall or column be common between two units, then one half of the area under such wall or column shall be included in the area of each such Apartment / Unit).
- xiii) **CHARGEABLE / MAINTENANCE CHARGEABLE AREA/ SUPER BUILT-UP AREA** according to the context and in relation to a particular unit shall mean and include the Built-Up Area of such Apartment / Unit **AND** shall include the proportionate share of the areas of the common areas in the Project and the Premises, attributable to such Apartment / Unit as shall be determined by the Vendor in its absolute discretion. It is clarified that Chargeable / Super Built-up Area has been given only for reference sake and calculation of maintenance charges and has nothing to do with the pricing of the said Apartment / Unit agreed to be purchased by the Allottee.

It is however clarified that in case any of the Common Areas and Installations are reserved and/or meant for use and enjoyment by the allottees of any one or more segment of the Project to the exclusion of the other allottees, then the area of such Common Areas and Installations shall be loaded on to the units of such allottees only thereof.

- xiv) **PROPORTIONATE OR PROPORTIONATELY** according to the context shall mean the proportion in which the Built-up Area of the said Apartment / Unit may bear to the Built-up Area of all the Units in the Said Premises **PROVIDED THAT** where it refers to the share of the Allottee or any Allottee in the rates and/or taxes amongst the Common Expenses then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied (i.e. in case the basis of any levy be on area rental income consideration or user then the

same shall be determined on the basis of the area rental income consideration or user of the said Apartment / Unit).

- xv) **SAID APARTMENT / UNIT** shall mean the Residential Flat / Commercial Space / Retail Space / Semi-Commercial Space / Office / Showroom / Shop / Apartment bearing Unit No. _____ on the _____ floor of the Building to be constructed at the said Premises morefully and particularly mentioned and described in the SECOND SCHEDULE with fittings and fixtures to be provided therein by the Vendor as mentioned in PART-II of the THIRD SCHEDULE and wherever the context so permits shall include the Allottee's proportionate undivided share in the Common Areas and Installations attributable to the said Apartment / Unit and further wherever the context so permits shall include the right of parking one or more motor car/s in or portion of the parking space, if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE and further wherever the context so permits shall include the exclusive right to use the Open Private Terrace attached to the said Apartment / Unit if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE and further wherever the context so permits shall include the exclusive right to use the green / garden attached to the said Apartment / Unit if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE and further wherever the context so permits shall include the exclusive right to use and enjoy the open space measuring (____' x ____') on the _____ side of the Premises, which is delineated in the First Plan annexed hereto by "Green" borders, or any part / portion thereof, if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE and further wherever the context so permits shall include the exclusive, unrestricted and absolute right to install VSAT, Radio Tower, leased data / voice and/or other equipments/machines, Dish or other Antennas etc. on the top roof of the Building and to connect the same to the said Unit, if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE and further wherever the context so permits shall include the exclusive, unrestricted and absolute right to install Generator at any portion of the said Premises and to connect the same to the said Unit, if so specifically and as expressly mentioned and described in the withinstated SECOND SCHEDULE.
- xvi) **ASSOCIATION** shall mean any Association or any Syndicate Committee or Registered Society or any other Association of Persons of the Allottees, that may be formed by the Vendor for the common purposes having such rules regulations bye-laws and restrictions as be deemed proper and necessary by the Vendor in its absolute discretion.
- xvii) **MAINTENANCE IN-CHARGE** shall upon formation of the Association and its taking over charge of the acts relating to the Common Purposes from the Vendor shall mean the Association and till such time the Association is formed and takes over charge of the acts relating to the Common Purposes shall mean the Vendor.
- xviii) **DEEMED DATE OF POSSESSION / DATE OF COMMENCEMENT OF LIABILITY** shall mean the date on which the Allottee takes actual physical possession of the said Apartment / Unit after fulfilling all his liabilities and obligations in terms of this agreement or 15 days after issue of notice by the Vendor to the Allottee to take possession of the said Apartment / Unit in terms of the said clause 7.2 and its sub-clauses irrespective of whether the Allottee takes actual physical possession of the said Apartment / Unit or not, whichever be earlier.

- xix) **ARCHITECTS** shall mean MAHESHWARI & ASSOCIATES of 37A, BAKER ROAD, 2ND FLOOR ALIPORE, KOLKATA 700027 or such other Architects as may be appointed by the Vendor from time to time for the Project;
- xx) **ADVOCATES** shall mean Messrs. Saraogi & Company, Advocates of No.7B Kiran Shankar Roy Road, 2ndFloor, Kolkata 700001 appointed for the said Project at the said Premises;
- xxi) **PLAN** shall mean the plan for the time being sanctioned by the Midnapore Municipality vide Building Permit No. SWS-OBPAS/1606/2024/0471 dated 27-11-2024 and No. 88 dated 31-12-2024, for construction of the Building/s at the said Premises and shall include sanctionable modifications thereof and/or alterations thereto as may be made from time to time by the Vendor.

The Allottee is fully aware of the fact that the Vendor intends to apply to the concerned authorities for sanction of additional floors to the presently sanctioned Building and the Allottee shall not raise or make any objection with regard thereto and the Allottee hereby consents to the same:

The Allottee also agrees and consents to the fact that in case at any time further additional constructions are sanctioned by the concerned authorities, then the Vendor shall be entitled to construct and deal with the same, to which the Allottee hereby consents and shall not raise any objection with regard thereto, including with regard to the fact that owing to construction of such additional areas, the occupants of such additional areas shall be entitled to proportionate ownership and common user of the Common Areas and Installations.

- xxii) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.
- xxiii) Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.
- xxiv) The expression **ALLOTTEE** shall be deemed to mean and include:
 - (a) In case the Allottee be an individual or a group of persons, then his or her or their respective heirs legal representatives executors and administrators;
 - (b) In case the Allottee be a Hindu Undivided Family, then its members / coparceners for the time being their respective heirs legal representatives executors and administrators;
 - (c) In case the Allottee be a partnership firm or an LLP, then its partners for the time being their respective heirs legal representatives executors administrators;
 - (d) In case the Allottee be a company, then its successors or successors-in-office;

Annexure "B"

1. **MANAGEMENT, MAINTENANCE AND COMMON ENJOYMENT:** As a matter of necessity, the ownership and enjoyment of the units by Allottees shall be consistent with the rights and interest of all the other Allottees and in using and enjoying their respective units and the Common Areas and Installations, each of the Allottees (including the Allottee) shall be bound and obliged:
 - (a) to co-operate with the Maintenance In-charge in the management and maintenance of the said Premises and the common purposes;
 - (b) to observe fulfill and perform the rules regulations and restrictions from time to time in force for the quiet and peaceful use enjoyment and management of the said Premises and in particular the Common Areas and Installations, and other common purposes, as may be made and/or framed by the Vendor and/or the Association, as the case may be;
 - (c) to allow the Maintenance In-charge and their authorised representatives with or without workmen to enter into their units at all reasonable times for want of repairs and maintenance of the Building and the common purposes and to view and examine the state and condition thereof and make good all defects decays and want of repair in their units within seven days of giving of a notice in writing by the Maintenance In-charge thereabout;
 - (d) in case of **Residential Flats / Apartments**, to use their respective Flats / Apartments only for private dwelling and residence in a decent and respectable manner and for no other purposes (such as Guest House, Boarding & Lodging House, Hotel, Nursing Home, Meeting Place, Club, Eating & Catering Centre, Hobby Centre or any commercial, manufacturing or processing work etc.,) whatsoever without the consent in writing of the Vendor first had and obtained, it being expressly agreed that such restriction on the Allottees shall not be applicable to the Vendor nor shall in any way restrict the right of the Vendor to use or permit to be used any unit belonging to the Vendor for non-residential purposes;
 - (e) in case of **Commercial / Retail Spaces/ Semi-Commercial Spaces / Offices / Showrooms**, to use the said Unit only for lawful commercial purposes and in a decent and respectable manner and for no other purposes (including residential) whatsoever without the consent in writing of the Vendor first had and obtained, it being expressly agreed that such restriction on the Allottees shall not be applicable to the Vendor nor shall in any way restrict the right of the Vendor to use or permit to be used any unit belonging to the Vendor for non-residential purposes;
 - (f) notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed understood and clarified that in case the said Unit be a Commercial Space, then the Allottee / transferee of such commercial space shall have the rights of easements and of ingress and egress of such Allottee / transferee of such Commercial Space over all portions of the Building and the Premises as may be reasonable necessary for beneficial use and enjoyment such Commercial Space and properties benefits and rights appurtenant thereto (including installation of VSAT, Radio Tower, leased data / voice and/or other equipments/machines, Dish or other Antennas etc. on the top roof and separate exclusive Generator at a portion of the said Premises and the rights of easements and of ingress and egress and also for repairs, replacements etc. thereof, if and as permitted by the Vendor) **And** further the Allottee / transferee of such Commercial Space shall be entitled to common

facilities of generator, water supply system with accessories and installations, drainage system, fire system, supply of electricity etc., as the Vendor may decide in its absolute discretion

- (g) to use the car parking spaces, if any granted and/or agreed to be granted only for the purpose of parking of medium sized motor cars.
- (h) not to use the ultimate roof of the Building or the Common Areas and Installations for bathing or other undesirable purposes or such purpose which may cause any nuisance or annoyance to the other Allottees.
- (i) to use the Common Areas and Installations only to the extent required for ingress to and egress from their respective units of men and materials and passage of utilities and facilities.
- (j) to keep the common areas, open spaces, parking areas, paths, passages, staircases, lobbies, landings etc., in the said Premises free from obstructions or encroachments and in a clean and orderly manner and not to store or allow anyone to store any goods articles or things therein or thereat or in any other common areas of the said Premises.
- (k) not to claim any right title or interest whatsoever or howsoever over any unit or portion in the said Premises save their respective units.
- (l) not to put any nameplate or letter box or neon-sign or board in the common areas or on the outside wall of the Building save a letter-box at the place in the ground floor as be expressly approved or provided by the Vendor and decent nameplates outside the main gates of their respective units. It is hereby expressly made clear that in no event any Allottee shall open out any additional window or any other apparatus protruding outside the exterior of his Apartment / Unit.
- (m) not to do or permit to be done any act deed or thing which may render void or voidable any policy of Insurance on any unit or any part of the said Premises or may cause any increase in the premia payable in respect thereof.
- (n) not to alter the outer elevation of the Building or any part thereof nor decorate the exterior thereof otherwise than in the manner agreed by the Maintenance In-charge in writing or in the manner as near as may be in which it was previously decorated.
- (o) not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the top roof, staircase, lobby, landings, pathways, passages or in any other Common Areas and Installations nor into lavatories, cisterns, water or soil pipes serving the Building nor allow or permit any other person to do so.
- (p) not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other units in the Building.
- (q) To keep their respective units and party walls, sewers, drains pipes, cables, wires, entrance and main entrance serving any other Apartment / Unit in the Building in good and substantial repair and condition so as to support shelter and protect and keep habitable the other units/parts of the Building and not to do or cause to be done anything in or around their respective units which may cause or tend to cause or tantamount to cause or affect any damage to any flooring or ceiling of any other

portion over below or adjacent to their respective units. In particular and without prejudice to the generality to the foregoing, the Allottees shall not make any form of alteration in the beams and columns passing through their respective units or the common areas for the purpose of making changing or repairing the concealed wiring and piping or otherwise.

- (r) not to let out transfer or part with the possession of the parking spaces agreed to be allotted and/or granted to them independent of the Apartments / Units agreed to be sold to them nor vice versa, with the only exception being that they shall be entitled to let out transfer or part with possession of their parking spaces independent of their respective Apartments / Units to any other owner of Apartment / Unit in the Building and none else.
- (s) In case any Open Terrace be attached to any Apartment / Unit, then the same shall be a property / right (as applicable) appurtenant to such Apartment / Unit and the right of use and enjoyment thereof shall always travel with such Apartment / Unit and the following rules terms conditions and covenants shall be applicable on the Allottee thereof in relation thereto:
 - i) The Allottee thereof shall not be entitled to sell convey transfer or assign such Open Terrace independently (i.e. independent of the Apartment / Unit owned by such Allottee in the said Project);
 - ii) The Allottee thereof not make construction of any nature whatsoever (be it temporary or permanent) on such Open Terrace nor cover the same in any manner, including *Shamianas*, etc.;
 - iii) The Allottee thereof not installs a tower or antenna of a mobile phone company or display hoardings or placards.

However, the Allottee thereof may convert such Open Terrace into a garden lawfully without in any manner affecting the structural stability of the building.

- (t) In the event any Allottee has been allotted any car parking space within the premises, then such Allottee shall be bound and obliged to observe fulfill and perform the following terms and conditions:
 - (i) The Allottee shall use such Parking Space only for the purpose of parking of its own medium sized motor car and for no other purpose whatsoever and shall not at any time claim ownership title interest or any other right over the same save the right to park one medium sized motor car thereat;
 - (ii) The Allottee shall not be entitled to sell transfer or assign such parking space or his right of parking car at such Parking Space or allow or permit any one to park car or other vehicle at such Parking Space as tenant, lessee, caretaker, licensee or otherwise or part with possession of such Parking Space, independent of his Apartment / Unit, to any person;
 - (iii) The Allottee shall not make any construction of any nature whatsoever in or around such Parking Space or any part thereof nor cover such parking space by erecting walls / barricades etc. of any nature whatsoever;
 - (iv) The Allottee shall not park nor allow or permit anyone to park motor car or any other vehicle nor shall claim any right of parking motor car or any other vehicle in or at the driveways pathways or passages within the said premises or any other portion of the premises save at the allotted Parking Space;

- (v) The Allottee shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Vendor and/or the Association with regard to the user and maintenance of the parking spaces in the said Project and the said Premises.
- (vi) The Allottee shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such Parking Space, if and as applicable, and shall indemnify and keep saved harmless and indemnified the Vendor with regard thereto.
- (vii) In case any parking be a stack parking (i.e. having access through another parking space or another parking space/dependent having access through this parking space), then allottees of both the stack parkings shall allow each other to park his / her / its vehicle and for that shall do all acts as be necessary (including to remove / shift his / her vehicle from time to time as be required).
- (u) In the event any Allottee has been allotted any store room, whether jointly with the Apartment / Unit or independently, then such Allottee shall be bound and obliged to observe fulfill and perform the following terms and conditions:
 - (i) The Allottee shall use such store room only for the purpose of storage and for no other purpose whatsoever;
 - (ii) The Allottee shall not be entitled to sell transfer or assign to any person such store room or allow or permit any one to use such store room as tenant, lessee, caretaker, licensee or otherwise or part with possession of such store room, independent of his Apartment / Unit;
 - (iii) The Allottee shall observe fulfill and perform all terms conditions stipulations restrictions rules regulations etc., as be made applicable from time to time by the Vendor and/or the Association with regard to the user and maintenance of the store room.
 - (iv) The Allottee shall remain liable for payment of all municipal and other rates and taxes, maintenance charges and all other outgoings payable in respect of such store room and shall indemnify and keep saved harmless and indemnified the Vendor and the Association with regard thereto.
- (v) not to carry on or cause to be carried on any obnoxious injurious noisy dangerous hazardous illegal or immoral deed or activity in or through their respective units.
- (w) not to slaughter or kill any animal in any area (including common areas / parking areas etc.) under any circumstances whatsoever, including for any religious purpose or otherwise.
- (x) not be entitled to nor permitted to make any structural changes / modifications to their respective units or any part thereof Provided That internal finishing work may be carried out by the Allottees in a lawful manner.

- (y) not make construction of any nature whatsoever (be it temporary or permanent) in or about the balcony / terraces etc., nor cover the same in any manner, including *Shamianas* etc.
- (z) to abide by and observe and perform all the relevant laws, norms, terms, conditions, rules and regulations with regard to user and operation of water, electricity, drainage, sewerage, lifts, tube-well generator and other installations and amenities at the said Premises including those under the West Bengal Fire Service Act, The Air (Prevention & Control of Pollution) Act, 1981, the Water (Prevention & Control of Pollution) Act, 1974 and The Environment (Protection) Act, 1986 and rules made thereunder and shall indemnify and keep the Vendor saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non-compliance, non-performance, default or negligence on their part.
- (aa) maintain at their own costs, their respective units in the same good condition state and order in which the same be delivered to them and abide by all laws, bye-laws, rules, regulations and restrictions (including those relating to Fire Safety under the West Bengal Fire Services Act and the rules made thereunder) of the Government, The Municipal Authority, Kolkata Metropolitan Development Authority, CESC Limited / WBSEDCL, Fire Brigade, and/or any statutory authority and/or local body with regard to the user and maintenance of their respective units as well as the user operation and maintenance of the lifts, tube-well, generator, water, electricity, drainage, sewerage and other installations and amenities at the premises and to make such additions and alterations in or about or relating to their respective units and/or the Building as be required to be carried out by them, independently or in common with the other Allottees as the case may be without holding the Vendor in any manner liable or responsible therefor and to pay all costs and expenses therefor wholly or proportionately as the case may be and to be answerable and responsible for deviation or violation of any of their conditions or rules or bye-laws and shall indemnify and keep the Vendor and the Maintenance In-charge and each of them saved harmless and indemnified from and against all losses damages costs claims demands actions and proceedings that they or any of them may suffer or incur due to any non-compliance, non-performance, default or negligence on the part of the Allottees.
- (bb) to apply for and obtain at their own costs separate apportionment / assessment and mutation of their respective units, as may be permissible, in the records of the concerned authorities.
- (cc) not to fix or install air conditioners in their respective Apartments / Units save and except at places where provision has been made by the Vendor installation of the same. In case of and in the event any Allottee installs air conditioner/s at any place other than the places earmarked and/or specified for the same, then and in that event, the such Allottee shall be liable to pay to the Vendor penalty charges of a sum equivalent to Rs.400 per sq. ft., of the Carpet Area of such Allottee's Apartment / Unit and shall also forthwith remove the air conditioner/s. Further, before installation, the Allottees shall also get the layout plan of the air conditioner/s to be installed in their respective Apartments / Units approved by the Vendor and shall further ensure that all water discharged by the split air conditioning units is drained within their respective Apartments / Units.
- (dd) not to close or permit the closing of verandahs, lounges, balconies, lobbies or the common areas and also not to alter or permit any alteration in the elevation and

outside colour scheme of the exposed walls of the verandahs, balconies, lounges or any external walls or the fences of external doors and windows including grills of the Apartment / Unit which in the opinion of the Vendor or the Association differs from the colour scheme of the Building or deviation of which in the opinion of the Vendor or the Association may affect the elevation in respect of the exterior walls of the Building and if so done by any Allottee, such Allottee shall be liable to pay to the Vendor, liquidated damages assessed @Rs.400 per sq. ft. of the Carpet Area of such Allottee's Apartment / Unit. Such Allottee shall also be liable to reimburse to the Vendor and/or the Association, the actual costs, charges and expenses plus 50% (fifty Percent) of such actual costs, charges and expenses, for restoring the concerned Apartment / Unit to its original state and condition, for and on behalf of and as the agent of such Allottee.

- (ee) not to make in the said Apartment / Unit any structural addition or alteration and/or cause damage to beams, columns, partition walls etc. and in case of default the defaulting Allottee shall be liable for costs and consequences thereof, under civil criminal municipal and other laws, and shall indemnify the Vendor for all losses damages costs claims expenses dues charges demands actions consequences and proceedings suffered or incurred by the Vendor or any of them.
- (ff) to bear and pay and discharge exclusively the following expenses and outgoings, with effect from the Deemed Date of Possession / Date of Commencement of Liability:-
 - i) Municipal rates and taxes (and also the commercial surcharge in case the said Unit be a Commercial Space) and water tax, if any, assessed on or in respect of their respective units directly to Municipal / Concerned Authority Provided That so long as their respective units are not assessed separately for the purpose of such rates and taxes, each Allottee shall pay and/or deposit in the Suspense Account of the authority proportionate share of all such rates and taxes assessed on the Premises;
 - ii) All other taxes impositions levies cess and outgoings whether existing or as may be imposed or levied at any time in future on or in respect of their respective units or the Building or the said Premises as a whole and whether demanded from or payable by the Allottees or the Vendor and the same shall be paid by the Allottees wholly in case the same relates to their respective units and proportionately in case the same relates to the Building or the said Premises as a whole.
 - iii) Electricity charges for electricity consumed in or relating to their respective units and until a separate electric meters are obtained by the Allottees for their respective units, the Vendor and/or the Maintenance In-Charge shall (subject to availability) provide a reasonable quantum of power in their respective units from their own existing sources and the Allottees shall pay electricity charges to the Maintenance In-charge based on the reading shown in the sub-meter provided for their respective units at the rate at which the Maintenance In-charge shall be liable to pay the same to CESC Limited.
 - iv) Charges for enjoying and/or availing excess power (i.e. in excess of that agreed under their respective Apartment / Unit Sale Agreements) from the common Generator installed / to be installed and the same shall be payable to the Maintenance In-charge And also charges for using enjoying and/or

availing any other utility or facility, if exclusively in or for their respective units, wholly and if in common with the other Allottees, proportionately to the Vendor or the appropriate authorities as the case may be.

- v) Proportionate share of all Common Expenses (including those mentioned in the Fourth Schedule) payable to the Maintenance In-charge from time to time. In particular and without prejudice to the generality of the foregoing, the Allottees shall pay to the Maintenance In-charge, a minimum of maintenance charges calculated @Rs. _____ per square foot per month of the Maintenance Chargeable/ Super Built-up Area of their respective units, with the Maintenance Chargeable / Super Built-up Area of the said Apartment / Unit being _____ Square Feet. The said minimum rate shall be subject to revision from time to time as be deemed fit and proper by the Maintenance In-charge at its sole and absolute discretion after taking into consideration the common services provided and the general escalation in the market rates of such services.
 - vi) All penalty surcharge interest costs charges and expenses arising out of any delay default or negligence on the part of the Allottees in payment of all or any of the aforesaid rates taxes impositions and/or outgoings proportionately or wholly as the case may be (including Delayed Payment Surcharge as charged by CESC Ltd., from its consumers for the delay payment of its bills).
- (gg) to observe such other covenants as be deemed reasonable by the Vendor and/or the Association from time to time for the common purposes.
2. Unless otherwise expressly mentioned elsewhere herein, all payments mentioned herein shall be made within 7th day of the month for which the same shall be due in case of monthly payments and otherwise also all other payments herein mentioned shall be made within 7 days of demand being made by the Maintenance In-charge. The bills and demands for the amounts payable by the Allottee shall be deemed to have been served upon the Allottee, in case the same is left in the said Apartment / Unit or in the letterbox earmarked for the said Apartment / Unit.
 3. It is expressly clarified that the maintenance charges do not include costs charges expenses on account of major repairs, replacements, renovations, repainting of the main structure and façade of the Building and the Common Areas and Installations etc. and the same shall be shared by and between the Allottee and the other allottees proportionately. Furthermore, such payment shall be made by the Allottee irrespective of whether or not the Allottee uses or is entitled to or is able to use all or any of the Common Areas and Installations and any non-user or non-requirement thereof shall not be nor be claimed to be a ground for non-payment or decrease in the liability of payment of the proportionate share of the common expenses by the Allottee.
 4. In the event of the Allottee failing and/or neglecting or refusing to make payment or deposits of the maintenance charges, municipal rates and taxes, Common Expenses or any other amount payable by the Allottee under these presents and/or in observing and performing the covenants terms and conditions of the Allottee hereunder, then without prejudice to the other remedies available against the Allottee hereunder, the Allottee shall be liable to pay to the Maintenance In-charge interest at the rate of 1.5% per mensem on all the amounts in arrears and without prejudice to the aforesaid, the Maintenance In-charge shall be entitled to:

- (i) disconnect the supply of electricity to the said Apartment / Unit;
 - (ii) withhold and stop all other utilities and facilities (including lift, generator etc.) to the Allottee and his family members, servants, visitors, guests, tenants, licensees and/or the said Apartment / Unit;
 - (iii) to demand and directly release rent and/or other amounts becoming payable to the Allottee by any tenant or licensee or other occupant in respect of the said Apartment / Unit.
 - (iv) to display the name of the Allottee as a defaulter on the notice board of the Building/s.
5. It is also agreed and clarified that in case any Allottee (not necessarily being the Allottee herein) fails to make payment of the maintenance charges, municipal rates and taxes, Common Expenses or other amounts and as a result there be disconnection / discontinuity of services etc. (including disconnection of electricity, etc.), then the Allottee shall not hold the Vendor or the Maintenance In-charge or the Vendor responsible for the same in any manner whatsoever.

DATED THIS ____ DAY OF _____

BETWEEN

ALINGAN ENCLAVE PRIVATE LIMITED
... VENDOR / PROMOTER / LAND OWNER

AND

... ALLOTTEE / PURCHASER

AGREEMENT FOR SALE

(Apartment / Unit No. _____ on the _____ Floor in the Building in the Project
“ _____ ”)

SARAOGI & COMPANY

Advocates

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