

Agreement for sale

This Agreement for Sale (Agreement) executed on this _____ Day of _____ **TWO THOUSAND AND TWENTY** _____.

By and Between

RAMESWARA INFRA SPACE LLP, PAN. NO. AANFR0026J, a limited liability partnership firm carrying on business at No.19A Sarat Bose Road, Kolkata 700 020 Police Station - Bhowanipore represented by one of its partners **MR. VISHAL KHETAWAT (PAN NO. AFCPK7934A)**, son of Mr. Babulal Khetawat, residing at P-15, C I T Road, Scheme VIM, P.S. Phoolbagan, P.O. Kankurgachi, Kolkata 700054 authorized vide Board resolution dated 10th January, 2017 hereinafter referred to as the “Promoter” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

AND

[If the Allottee is an Individual]

SHRI _____ (**Aadhaar** **No.**
 _____) (**PAN** _____), son of
 _____, being _____ Contact
 No. _____ residing at _____,
 P.O. _____ P.S. _____, Pincode –
 _____, _____ AND

SHRI _____ (**Aadhaar** **No.**
 _____) (**PAN** _____), son of
 _____, being _____ Contact No.
 _____ residing at _____, P.O.
 _____ P.S. _____, Pincode –
 _____, _____ hereinafter called the “Allottee(s)”

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

AND

[If the Allottee is a company]

_____, (CIN no.) a company incorporated under the provisions of the Companies Act, [1956 .or the Companies Act, 2013 as the case may be], having its registered office at _____, represented by its authorized signatory, (Aadhaar no. _____) duly authorized vide board resolution _____ hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932 having its principal place of business at _____, (PAN _____), represented by its authorized partner _____, (Aadhaar No. _____) duly

authorized vide hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof he deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[If the allottee is a HUF]

Mr. _____ (Aadhaar No. _____)
aged about for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at _____ (PAN : _____) hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

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

DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires, —

“ Act “ means The Real Estate (Regulation and Development) Act, 2016 “Rules” means The West Bengal Housing Industry Regulation Act, 2017 “Regulations” means the Regulations made under; The Real Estate (Regulation and Development) Act, 2016 “section” means a section of the Act.

“section” means a section of The Real Estate (Regulation and Development) Act, 2016

WHEREAS

A. (1) TELEQUIP BARTER PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala , P. S. : Behala, Kolkata – 700060 **(2) AERROLINK VENTURES PRIVATE LIMITED**, a Company incorporated under the

Companies Act, 1956 having its Registered Office at 34, Kazipara Road, Ground Floor, Behala , P. S. : Behala, Kolkata - 700060 **(3)GABARIAL SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27/1, Chinar Park, Teghoria, P. S. : Baguihati, Kolkata - 700157 **(4) ROYALPET EXIM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at AE-326, Salt Lake City, 2nd Floor, P. S. : Vidhan Nagar, Kolkata - 700064 **(5) DHANKAMAL VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 8, Lake Town, Block - B, P. S. : Lake Town, Kolkata - 7000 89 **(6) MANGAL RASHI EXIM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 63/2B, Belgachia Road,, P. S. : Ultadanga, Kolkata - 700037 **(7) ISE STOCK BROKING SERVICES PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 29A, Weston Street, C-2, 3rd Floor, P. S. : Bow Bazar, Kolkata - 700012 **(8) CAPABLE SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20, B. L. NO. - 4, Jagaddal, North 24 Parganas, P. S. : Jaggadal, West Bengal - 743126 **(9) BNP BANIJYA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at D-75, Bangur Avenue, 3rd Floor, P. S. : Lake Town, Kolkata - 700055 **(10) HILLTOP DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 52, Weston Street, 3rd Floor, P. S. : Bow Bazar, Kolkata - 700012 **(11)ADITI SANCHAR SUVIDHA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 27, Brabourne Road, 4th Floor, Room No. 401, P. S. : Hare Street, Kolkata - 700001 **(12) OMEGA VENTURES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1-B, Black Burn Lane , 4th Floor, P. S. : Bow Bazar, Kolkata - 700012 **(13) MAYANK VYAPAR PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 34A, Metcalfe Street, 2nd Floor, P. S. : Bow Bazar, Kolkata - 7000 12 **(14) COMPARE DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 91, Amlangshu Sen Road, 3rd Floor, P. S. : Lake Town, Kolkata - 700048 **(15) SURVI DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 13, Khudiram Bose Sarani, 4th Floor, P. S. : Dum Dum, Kolkata - 700080 **(16) MANIKALA MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 30/3, Goa Bagan Lane, P. S. : Burtolla, Kolkata - 700006 **(17) ZUMMA INFRASTRUCTURE PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at RGM-18/22, Jhowtala, Teghoria, P. S. : New Town, Kolkata - 7000157 **(18) INDIVAR MARKETING PVT LIMITED**, a Company

incorporated under the Companies Act, 1956 having its Registered Office at 25, Chinar Park, Unit No. 2F, P. S. : Baguihati, Kolkata - 700157 **(19) BANGBHUMI VINIMY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 33, C. R. Avenue , Room No. 909, P. S. : Bow Bazaar, Kolkata - 7000 12 **(20) BROWN VYAPAAR PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 4&5, Judges Court Road, Unit No. 2C, P. S. : Alipore, Kolkata - 700027 **(21) BARBARIK TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 115/107, Palash Sarani, Bhadrakali, P. S. : Uttarpara, Hooghly – 712232 **(22) GULIVER TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 16, Tarachand Dutta Street, P. S. : Jorasanku, Kolkata - 700073 **(23) NLM PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata - 700029 **(24) NLM TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata – 700029 **(25) MURMURIA DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 53C, Motilal Nehru Road, P. S. : Lake Police Station, Kolkata – 700029 **(26) NASWAR VANIJYA PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 18, British India Street, P. S. : Hare Street, Kolkata – 700069 **(27) MIDCITY DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 7B, Kiran Shankar Roy Road, 1st Floor, P. S. : Hare Street, Kolkata - 700001 **(28) JAMUNA DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6th Floor, P. S. : Hare Street, Kolkata - 700001 **(29) DAISY AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6th Floor, P. S. : Hare Street, Kolkata - 700001 **(30) CHAMPION COMMOALES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 125, N. S. Road, 6th Floor, P. S. : Hare Street, Kolkata - 700001 **(31) HIRANMAYI DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 26A, P. K. Tagore Street, Sashi Sadan, 1st Floor, P. S. : Jora Bagan, Kolkata – 700006 **(32) HIMALAYA DEAL TRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 106, Buxarah Road, P. S. : Jagacha, Howrah – 711110 **(33) ASHWINI DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak, P. S. : Howrah, Howrah - 711101 **(34) BIPIN MARKETING PRIVATE**

LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 17/8, Hut Lane, Mallich Phatak, P. S. : Howrah, Howrah - 711101 **(35) LONGVIEW VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 101, Balaram Dey Street, P. S. : Girish Park, Kolkata - 700006 **(36) PRIMEROSE DEAL TRADE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 106, Buxarah Road, P. S. : Jagacha, Howrah - 711110 **(37) AVENUE SUPPLIERS PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 94, Phears Lane, 4th Floor, P. S. : Bow Bazar, Kolkata - 700012 **(38) K.R.OVERSEAS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 221/1, Strand Road, 2nd Floor, P. S. : North Port, Kolkata - 700001 **(39) AMBALA TRAFIN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 187, Rabindra Sarani, 2nd Floor, P. S. : Burra Bazar, Kolkata - 700007 **(40) MAHIMA COMMERCIAL COMPANY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 187, Rabindra Sarani, 2nd Floor, P. S. : Burra Bazar, Kolkata - 700007 **(41) FEMINA STOCK MANAGEMENT CO LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 132, M. G. Road, P. S. : Burra Bazar, Kolkata - 700007 **(42) RITESHWARI TRADING & INVESTMENT PVT LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 7/1A, Grant Lane, 3rd Floor, P. S. : Bow Bazar, Kolkata - 700012 **(43) LIGHT HOUSE DEALER PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 47, Sir Hariram Goenka Street, 3rd Floor, P. S. : Posta Thana, Kolkata - 700007 **(44) CHAMPION VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 47, Sir Hariram Goenka Street, 3rd Floor, P. S. : Posta Thana, Kolkata - 700007 **(45) CAREFUL PROJECTS ADVISORY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office 6, Lyons Range, Fortuna Chamber, P. S. : Hare Street, Kolkata - 700001 **(46) ABHIJEET AGARWAL**, son of Om Prakash Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin - 743127 **(47) OM PRAKASH AGARWAL HUF** of 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin - 743127, represented by its Karta, Om Prakash Agarwal **(48) TARA DEVI AGARWAL**, wife of Om Prakash Agarwal, residing at 326 East Ghoshpara Road, Shyamnagar, 24 Parganas North, P.S.: Noapara, West Bengal, Pin-743127 **(49) SHANKAR LAL HARLALKA**, son of Late Radhe Shyam Harlalka, residing at 5/1 , Clive Row, Room No. 54, 2nd Floor, P.S. Hare Street, Kolkata - 700001 **(50) PUSHPA HARLALKA**, wife of Shankar Lal Harlalka, residing at 5/1 , Clive Row, Room No. 54, 2nd Floor, P.S. Hare

Street, Kolkata -700001 **(51) LAXMI JALAN**, wife of Pawan Kumar Jalan, residing at 5/1 , Clive Row, Room No. 54, 2nd Floor, P.S. Hare Street, Kolkata -700001**(52) PAWAN KUMAR JALAN**, son of Late Narayan Prasad Jalan, residing at 5/1 , Clive Row, 2nd Floor, P.S. Hare Street, Kolkata -700001 **(53) OM PRAKASH HARLALKA**, son of Late Radheshyam Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Kolkata - 711102 **(54) RAJESH KUMAR HARLALKA**, son of Late Radheshyam Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Kolkata - 711102 **(55) ANITA HARLALKA**, wife of Om Prakash Harlalka, residing at 55, Atindra Mukherjee Lane, P.S. Shibpur, Kolkata - 711102 **(56) SWETA HARLALKA**, daughter of Shankar Lal Harlalka, residing at 106, Kiron Chand Singha Road, Block – GA3, 2nd Floor, B Type, P. S.: Shibpur, Kolkata - 711102 **(57) RAMA BAGARIA**, wife of Binod Kumar Bagaria, residing at 162/2, Banaras Road, P.S.: Malipanchghara, Kolkata - 711106 **(58)KUSUM JHUNJHUNWALA**, wife of Dilip Kumar Jhunjhunwala, residing at 28, Sree Ram Dhaing Road, P.S.: Malipanchghara, Kolkata – 711106 **(59) GOVIND LAL PUROHIT**, son of Late Maniram Purohit, residing at 131, Rajendra Avenue, P.S. Uttarpara, Kolkata - 712258 **(60) SATYANARAYAN YADAV**, son of Late Dindayal Yadav, residing at 29/1, Daya Ram Naskar Lane, P.S. Malipanchghara, Ghusri, Salkia, Howrah - 700107 (“Owners”) are the joint and lawful owners of **ALL THAT** the various pieces and parcels of contiguous land forming one single parcel of bastu land containing by estimation an area equivalent to 563.146 Decimal (more or less) comprised in L.R. & RS. Dag No. 46/997, L.R. & R.S. Dag no. 38/1681 L.R. & R.S. Dag no. 38/1680, L.R. & R.S. Dag No. 46, L.R. & R.S. Dag No.46/1682 recorded in old L.R. Khatian No.3401 and new L.R. Khatian Nos. being 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 4032, 4043, 4044, 4045, 4046, 4047, 4048, 4049, 4050, 4051, 4058, 4076, 4077, 4078, 4079, 4080, 4081, 4082, 4084, 4085, 4086, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4119, 4120, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4163, 4164, 4165, 4166, 4167 and 4202 Touzi No.2998, Survey No.38 in Mouza Monirampur, J.L. No. 2 and lying at new Municipal Holding No.197 (old Municipal Holding No. 34) in new Ward No.22 (old Ward No. 94) within the limits of North Barrackpore Municipality, Post Office & Police Station - Barrackpore, District – North 24 Parganas, Pincode – 700120. The details of the acquired “Said Land”is recorded in registered Deed No.08707, for the year 2012 at the office of the Additional District Sub Registrar, Barrackpore, in Book No. 1, Volume No. 22 Pages from 895 to 960 being Deed No 08707 of the year 2012 ,

Further, the Owner and the promoter have entered into a joint development agreement dated: 28th February, 2015 registered as Deed No. 03568 for the year 2015 at the office of the Registrar of Assurances – II, Kolkata, in Book No. 1 Volume No. 20 Pages from 1324 to 1370 being Deed No 03568 of the year 2015 ,

- B.** The Said Land is earmarked for the purpose of building a residential project comprising multistoried apartment buildings and the said project shall be known as Rameswara Riverview (“Project”).

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority;

- C.** Out of this Said Land of **586.70 Decimal** (more or less) (recorded in registered Deed No.08707, for the year 2012), a portion of land measuring 23.554 Decimal (more or less), has been gifted to the North Barrackpore Municipality and to accommodate the occupants those who were occupying a part or portion of the said total land. Thereafter, land measuring **563.146 Decimals** (remaining land) (more or less) remains to be developed.

- D.** Out of the said remaining land i.e. 563.146 Decimals (equivalent to 22801.585 Sq. Meter) (more or less) a land measuring 8.335 Decimals (more or less) been utilized for Road Widening area for Municipality, (equivalent to 337.90 Sq.Meter). The (Net Remaining Land Available) is **554.811 Decimals** (i.e. 563.146 – 8.335) equivalent to **22463.685 Sq.Meter** (more or less) is available for Development of the Project as per our sanction plan granted by North Barrackpore Municipality to develop the project vide Building Permit Number: SWS-OBPAS/2121/2023/0299/EXT/1 dated: 22/06/2023

- E.** Out of the said “Net remaining land” , a portion of land admeasuring **251.625 Decimals (equivalent to 10188.01 Sq. Meter)** (more or less) has been utilised for the purpose of construction of Phase – I. In terms of the said plan, a land portion of **139.164 Decimals (equivalent to 5634.61 Sq. Meter)** (more or less) including of K.O.P.T Demarcation of 13.537 Decimals (equivalent to 548.095 Sq.Meter) (more or less) has been earmarked for construction of Phase – II and a portion of land admeasuring **164.022 Decimals (equivalent to 6641.07 Sq. Meter)** (more or less) has been earmarked for construction of Phase – III. It may be mentioned that the construction of Phase –

I has been completed and the Completion Certificate therefor has been granted by the North Barrackpore Municipality.

- F.** The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land/ Net remaining land on which Project is to be constructed have been completed;
- G.** The North Barrackpore Municipality has granted the commencement to develop the project vide Building Permit Number: SWS-OBPAS/2121/2023/0299/EXT/1 dated: 22/06/2023
- H.** The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from North Barrackpore Municipality. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;
- I.** The Promoter has registered the Project under the provisions of the Act with The Real Estate (Regulation and Development) Act, 2016 and West Bengal Real Estate (Regulation and Development) Rules, 2021 under registration at _____no. _____.
- J.** The Allottee(s) had applied for an apartment in the Project vide new application dated _____ and has been allotted apartment no.I, having carpet area of _____Sq.ft., (more or less) corresponding to built up area of _____Sq.ft. (more or less) and super built up area of _____ Sq.ft., (more or less) including balcony measuring about _____ Sq.ft. (more or less) on _____ floor in block no. _____ forming part of Phase No.II, together with right to use of _____ Covered Car parking admeasuring _____Sq.ft. (more or less) in the ground floor, as permissible under the applicable law and of pro rata share in the common areas (“Common Areas”) as defined under clause (m) of Section 2 of the Act (hereinafter referred to as the “Apartment” more particularly described in Schedule A and

the floor plan of the apartment together with the site plan are annexed hereto and marked as Schedule B);

K. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein:

L. 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;

M. 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;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agrees to purchase the Apartment and _____ Covered Car parking as specified in para I

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

1 TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase, the Apartment and _____ Car parking as specified in para I forming part of the Phase II building.

1.2 The total price for the Apartment based on the carpet area is **Rs. _____ (Rupees _____ Only)** ("Total price") exclusive GST which includes cost of Apartment, cost of exclusive balcony or veranda area, proportionate cost of common area, taxes.

Block - _____

Rate of Apartment per square feet – Rs. _____

ApartmentNo. _____

Floor- _____

Total price (in rupees)

Cost of apartment	Rs. _____/- (Rupees Only)
Cost of exclusive balcony or verandah areas	Inclusive in the total price
Cost of exclusive open terrace areas	N/A
Maintenance charges as per para II	N/A

[AND] | Right to use

_____ car park	Rs. _____/-
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Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee(s) to the Promoter towards the Apartment.
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Cess or any other similar taxes which may be levied but exclusive of GST, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the apartment to the Allottee(s) s and the project to the association of Allottee(s) s or the competent authority, as the case may be, after obtaining the completion certificate; Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee(s) to the promoter shall be increased/reduced based on such change / modification;

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

the Authority, as per the Act, the same shall not be charged from the Allottee(s) ;

- (iii) The Promoter shall periodically intimate in writing to the Allottee(s) , the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project.

1.3. The Total Price is escalation-free, save and except increases which the Allottee(s) hereby agrees to pay due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/ charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/ regulation to that effect along with the demand letter being issued to the Allottee(s) , which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority as per the Act, the same shall not be charged from the Allottee(s) .

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

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

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s) , or such minor changes or alterations as per the provisions of the Act.

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

1.7. Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee(s) shall have the right to the Apartment as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Apartment;
- (ii) The Allottee(s) shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Allottee(s) shall use the Common Areas along with other

occupants, maintenance staff etc., without causing any inconvenience or hindrance to them, It is clarified that the promoter shall hand over the common areas to the association of Allottee(s) after duly obtaining the completion certificate from the competent authority as provided in the Act;

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common , maintenance charges as per para 11 etc. and includes cost or providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
- (iv) The Allottee(s) has the right to visit the project site to assess the extent of development of the project and his Apartment, as the case may be.

1.8. It is made clear by the Promoter and the Allottee(s) agrees that the Apartment along with Covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land/ Net remaining 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(s) . It is clarified that Projects facilities and amenities shall be available only for use and enjoyment of the Allottee(s) s of the Project.

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

the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

- 1.10. The Allottee(s) has paid a sum of **Rs.**_____/- (**Rupees** _____ **Only**) along with taxes as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a..

2 MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee(s) shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan, [through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of Rameswara Infra Space LLP payable at ICICI Bank.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

- 3.1. The Allottee(s), if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/modifications) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the

Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee(s) understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to

- 3.2. The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee(s) shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws, The Promoter shall not be responsible towards any third party making payment/ remittances on behalf of any Allottee(s) and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee(s) only.

4 **ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

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

5. **TIME IS ESSENCE**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the

occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the 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 Promoter as provided in Schedule C ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT/APARTMENT:

The Allottee(s) has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities, subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the (Regulation and Development) Act, 2016 and West Bengal Real Estate (Regulation and Development) Rules, 2021 and shall not have an option to make any variation /alteration/modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT:

7.1 **Schedule for possession of the said Apartment** - The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of Phase – II of the project in place on _____ with a grace period of six months unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real

estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented.. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/she shall not claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement. Unless prevented by circumstances beyond its control and subject to the authorities completing all formalities permitting the Developer to make over possession. The Developer shall make best endeavours to obtain partial occupancy certificate in respect of the said Phase-II Building on or before _____. The Purchaser has agreed to render all co-operation and assistance to enable the Developer obtain partial occupancy certificate in respect of the said Phase-II Building and make over possession of the flats forming part of the said Phase-II building to the intending purchasers within the aforesaid date i.e. _____. The site plan annexed hereto as part of Schedule 'B' indicates different phases of the project along with the services forming part of each phase and the completion dates thereof.

- 7.2 **Procedure for taking possession** -The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee(s) in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of

local law, the conveyance deed in favour of the Allottee(s) shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s) , after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of Allottee(s), as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the apartment/ plot, as the case may be, to the Allottee(s) at the time of conveyance of the same.

7.3. Failure of Allottee(s) to take Possession of Apartment—

Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee(s) shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in para 7.2, such Allottee(s) shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 Possession by the Allottee(s)—After obtaining the occupancy certificate* and handing over physical possession of the Apartment to the Allottee(s) s, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottee(s) or the competent authority, as the case may be, as per the local laws;

[*Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of Allottee(s) or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

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

Provided that subject to clause 7.5 (ii) below where the Allottee proposes to cancel/withdraw from the project after entering into Sale Agreement without any fault of the Promoter, the Allottee shall serve a 90 (ninety) days' notice in writing on the Promoter and on the expiry of the said period the allotment shall stand cancelled and the Promoter herein is entitled to forfeit the 10% of the consideration and the applicable GST on such cancellation charges.

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

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

Except for occurrence of a Force Majeure event which includes flood, storm, earthquake, war, civil commotion, procedural delays in granting of certificates or clearances by government or statutory authorities and fire not arising out of any default, negligence, act or omission of or the party claiming force majeure. If the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the Allottee(s) s, in case the Allottee(s) wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment with interest at the rate prescribed in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.including compensation in the manner as provided under the Act within forty-five days of it becoming due;

Provided that where if the Allottee(s) does not intend to withdraw from the Project, the Promoter shall pay the Allottee(s) interest at the rate prescribed in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.for every month of delay, till the handing over of the possession of the Apartment which shall be paid by the promoter to the Allottee(s) within forty- five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee(s)

as follows:

- (i) Excepting a case being Title Suit No. 427 of 2018 filed in the Learned Court of 3rd Civil Judge (Sr. Division) at Barasat for declaration and injunction. Subsequently, the said suit is abetted against defendant no.48, no Order of Injunction has been passed on the said Project or against Rameswara Group Infra Space LLP till Now. The Promoter has absolute, clear and marketable title with respect to the said Land/ Net remaining land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land/ Net remaining land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) Excepting a case being Title Suit No. 427 of 2018 filed in the Learned Court of 3rd Civil Judge (Sr. Division) at Barasat for declaration and injunction and The entire property was mortgaged earlier by way of equitable mortgage with ICICI Bank, which has now been settled and received NOC from said Bank. At present , there is no encumbrances upon the said land or the Project.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land/ Net remaining land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land/ Net remaining land, Building and Apartment and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected:

- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land/ Net remaining land including the Project and the said Apartment which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee(s) in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee(s) and the common areas to the association of Allottee(s) s or the competent authority, as the case may be;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee(s) and the association of Allottee(s) s or the competent authority, as the case may be;
- (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 Promoter in respect of the said Land/ Net remaining land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee(s) within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2. In case of Default by Promoter under the conditions listed above, Allottee(s) is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee(s) stops making payments the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the apartment, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice;

Provided that where an Allottee(s) does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the

promoter to the Allottee(s) within forty-five days of it becoming due.

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

- (i) In case the Allottee(s) fails to make payments for three consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee(s) shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;
- (ii) In case of Default by Allottee(s) under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the 10% of the booking amount of total consideration and the interest liabilities and the applicable GST payable on such cancellation charges and this Agreement shall thereupon stand terminated;

Provided that the promoter shall intimate the Allottee(s) about such termination at least (30) thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per para 1.2 under the Agreement from the Allottee(s) , shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the Allottee(s) :

[Provided that, in the absence of local law, the conveyance deed in favour of the Allottee(s) shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee(s) Fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee(s) authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s) .

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

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of Allottee(s) s upon the issuance of the completion certificate of the project. The cost of such maintenance has been included in the Total Price of the Apartment,

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee(s) from the date of handing over possession and not occasioned by any act deed or thing done by the Purchaser or any person or person claiming through or under the Purchaser, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) s shall be entitled to receive appropriate compensation in the manner as provided under the Act.

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

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

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/maintenance agency/association of Allottee(s) s shall have rights of unrestricted access of all Common Areas, garages/covered parking/open car parking (sanctioned Covered car park) and parking spaces for providing necessary maintenance services and the Allottee(s) to permit the association of Allottee(s) s

and/or maintenance agency to enter into the Apartment or any-part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE:

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the (project name), 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(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces and the same shall be reserved for use by the association of Allottee(s) s formed by the Allottee(s) s for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

16.1. Subject to para 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable 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(s) further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc, on the face facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee(s) s 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(s) shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee(s) shall also not remove any wall including the outer and load bearing wall of the Apartment.

16.3. The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottee(s) and/or maintenance agency appointed by association of Allottee(s). The Allottee(s) 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 PARTIES:

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

18. ADDITIONAL CONSTRUCTIONS:

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

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

The Promoter has assured the Allottee(s) s that the project in its entirety is in accordance with the provisions of the (Regulation and Development) Act, 2016 and West Bengal Real Estate (Regulation and Development) Rules, 2021

21. BINDING EFFECT:

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

22. ENTIRE AGREEMENT:

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

23. RIGHT TO AMEND:

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE(S) I SUBSEQUENT ALLOTTEE(S) S:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any

subsequent Allottee(s) s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE:

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

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

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(s) has to make any payment, in common with other Allottee(s) (s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartment 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 completed only upon its execution by the Promoter through its authorized signatory at the Promoter’s Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s) , in Kolkata after Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution, thesaid Agreement shall be registered at the office of the Additional Registrar of Assurance – IV, Kolkata. Hence this Agreement shall be deemed to have been executed at Kolkata.

30. NOTICES:

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

SHRI _____

RAMESWARA INFRA SPACE LLP
19A, Sarat Bose Road,
Kolkata – 700020.

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all

communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee(s) , as the case may be.

31. JOINT ALLOTTEE(S) S:

That in case there are Joint Allottee(s) all communications shall be sent by the Promoter to the Allottee(s) 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 Allottee(s) s.

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 Act and the Rules and Regulations made thereunder including other applicable laws of India for the time being in force.

33. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled under the Arbitration and Conciliation Act, 1996.

The party is said to have reserved their right to enter into any supplementary agreement in writing for recording any mutually agreed contractual understanding between the parties for it being expressed in the agreement and that such contractual understanding and terms and conditions shall not be in derogation or in inconsistency with the terms and conditions to the acts and rules.

Disclaimer: [That all terms and conditions are mentioned herein are as per the contractual understanding between the parties; however, the additional terms and conditions are not in derogation of or inconsistent

with the terms and conditions set out above or the Act and the Rules and Regulations made there under].

34. To be read with clause 7.1 Unless prevented by circumstances beyond its control and subject to the authorities completing all formalities permitting the Developer to make over possession. The Developer shall make best endeavours to obtain partial occupancy certificate in respect of the said Phase-II Building on or before _____. The Purchaser has agreed to render all co-operation and assistance to enable the Developer obtain partial occupancy certificate in respect of the said Phase-II Building and make over possession of the flats forming part of the said Phase-II building to the intending purchasers within the aforesaid date i.e. _____. The site plan annexed hereto as part of Schedule 'B' indicates different phases of the project along with the services forming part of each phase and the completion dates thereof.

To be read with clause 7.4 [*Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of Allottee(s) or the competent authority, as the case may be, within thirty days after obtaining the completion certificate]r

35 SAVINGS:

Any application letter, allotment Letter, agreement, or any other document signed by the Allottee(s) in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, as the case may be, shall not be construed to limit the rights and interests of the Allottee(s) under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.

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:

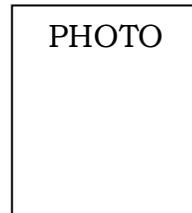
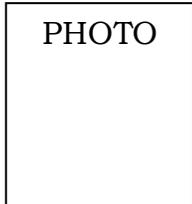
Allottee(s) : (including joint buyers)

(1) Signature _____

Address _____

(2) Signature _____

Address _____

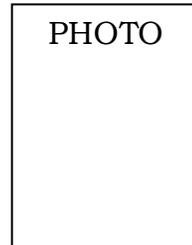


SIGNED AND DELIVERED BY THE WITHIN NAMED :

Promoter :

(1) Signature _____

Address _____



On _____ in the presence of :

WITNESSES:

1. Signature _____
Name _____
Address _____
Signature _____
Address _____

SCHEDULE 'A'

(DESCRIPTION OF THE APARTMENT)

ALL THAT the Unit No.____ on the _____ floor of the Buildings Being Block No.____of Phase No. II, having carpet area of _____ Sq.ft., (more or less) corresponding to built up area of _____ Sq.ft. (more or less) and super built up area of _____ Sq.ft., (more or less) including balcony

measuring about 42 Sq.ft. (more or less) appurtenant to the said unit of the said New Buildings TOGETHER WITH right to use of _____ Car parking admeasuring _____ Sq.ft.(more or less) (more or less)in the ground floor,now in course of construction at the said Premises TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities & amenities **AND TOGETHER WITH** the undivided proportionate impartible share in the land comprised in the said Premises allocable and/or attributable thereto.

Boundaries of the said Premises:

- On the **North** : By Municipal Road;
 On the **South** : Partly by Shib Kanta Chattopadhyay's Property and partly by the remaining small portion of Dag No.46 retained by Barindra Nath Chatterjee
 On the **East** : By Monirampur High School;
 On the **West** : By River Ganges;

SCHEDULE 'B'
(FLOOR PLAN OF THE APARTMENT ALONG WITH PROJECT PLAN)

SCHEDULE 'C'

(PAYMENT PLAN)

The Allottee(s) s hereby agrees to pay the total consideration amount of **Rs.** _____ /- **(Rupees** _____ **Only)** only out of which the Allottee(s) have already paid a sum of **Rs.** _____ /- **(Rupees** _____ **Only**) along with taxes and the balance amount of the said consideration amount shall be paid to the Developer in the manner hereinafter appearing :

1. 10% of the residuary consideration amount shall be paid upon the signing of the Application for Allotment along with taxes as applicable, out of which Rs. _____ /-along with taxes is already paid as mentioned above.
2. 10% of the total consideration amount shall be paid upon Execution of Sale Agreement
3. 10% of the total consideration amount on completion of piling along with taxes as applicable.

4. 10% of the total consideration amount on completion of plinth along with taxes as applicable.
5. 10% of the total consideration amount on the completion of Second Floor slab Casting along with taxes as applicable.
6. 10% of the total consideration amount on the completion of Third Floor slab Casting along with taxes as applicable.
7. 10% of the total consideration amount on the completion of Fourth Floor slab Casting along with taxes as applicable.
8. 10% of the total consideration amount on completion of internal plastering work of the said block along with taxes as applicable.
9. 10% of the total consideration amount on completion of internal Flat Flooring, kitchen and bathroom wall tiles of the said block along with taxes as applicable.
10. 10% of the total consideration amount on or before taking over the Possession of the said Unit along with taxes as applicable.

SCHEDULE 'D'

(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT))

Internal Walls:	Plaster of Paris
Doors	: Flush door with accessories
Windows	: Aluminium windows
Flooring	: Living Room and Bed Room Vitrified Tiles
Sanitary Ware:	CP fitting of a reputed make, white porcelain sanitary ware
Kitchen	: Granite platform with stainless steel sink. Dado of ceramic tiles 2ft above platform.
Toilet	: Dado of ceramic tiles upto door height
Electricals	: AC point in master bedroom and Living room, concealed copper wiring, Modular switches
Telephone & TV Wiring :	In Bed room and Living room

SCHEDULE 'E'SPECIFICATIONS, AMENITIES FACILITIES
(WHICH ARE PART OF THE PROJECT)

- Structure : RCC Structure
- Plumbing : Concealed pipelines using standard materials
- Exterior : Common area – Vitrified tiles, weather shield paint
- Elevator : Of a reputed make.
- Swimming Pool
- Indoor Games Room
- Air Conditioned community Hall
- Indoor Gymnasium
- Children's Play area
- Jogging Track
- Yoga and Meditation Zone