

AGREEMENT FOR SALE-CUM-ASSIGNMENT

This **AGREEMENT FOR SALE-CUM-ASSIGNMENT** ("Agreement") is
entered into on this day of 2024

BY AND BETWEEN

IOHA MERCANTILE PVT. LTD.
A.K. Phadane
Authorised Signatory

Poddar Projects Limited, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, having its registered office at 18, Rabindra Sarani, Post Office Bowbazar, Police Station Bowbazar, Kolkata-700001 (**PAN AACCP5704B**), **represented by its lawful attorney holder Kedha Mercantile Private Limited** having its registered office at 18, Rabindra Sarani, Post Office Lalbazar, Police Station Bowbazar, Kolkata-700001 (**PAN AACCK2147H**), vide Development Power of Attorney being No 190302706 for the year 2022 as Land Load represented by its authorised signatory **Mr. Pradip Ghosh**, son of Late Trinath Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Poddar Projects Ltd, Post Office Post Office - Lalbazar, Police Station - Bowbazar, District Kolkata (**PAN AKIPG9676Q**) (**INTENDING ASSIGNOR cum INTENDING TRANSFEROR**, which expression shall include its successors-in-interest).

And

Bhavnani Developers Private Limited, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, having its registered office at 18, Rabindra Sarani, Post Office _____, Police Station _____, Kolkata-700001 (**PAN AABCB2863N**), represented by its authorized signatory, **Mr. Pradip Ghosh**, son of Late Trinath Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Poddar Projects Ltd, Post Office Post Office - Lalbazar, Police Station - Bowbazar, District Kolkata (**PAN AKIPG9676Q**)

or

B.P. Knitpro (India) Limited, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, having its registered office at 18, Rabindra Sarani, Post Office _____, Police Station _____, Kolkata-700001 (**PAN AABCB3289L**), represented by its authorized signatory, **Mr. Pradip Ghosh**, son of Late Trinath Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Poddar Projects Ltd, Post Office Post Office - Lalbazar, Police Station - Bowbazar, District Kolkata (**PAN AKIPG9676Q**)

or

Kedha Mercantile Private Limited, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, having its registered office at 18, RabindraSarani, Post Office Lalbazar, Police Station Bowbazar, Kolkata-700001 (**PAN AACCK2147H**), all of the companies represented by its authorized signatory **Mr. Pradip Ghosh**, son of **Late Trinath Chandra Ghosh**, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Poddar Projects Ltd, Post Office Post Office - Lalbazar, Police Station - Bowbazar, District Kolkata (**PAN AKIPG9676Q**) (**DEVELOPER cum CONFIRMING PARTY**, which expression shall include its successors-in-interest)

And

1. **Mr.** _____, Son of _____, by faith Hindu, by nationality Indian, by occupation _____, permanently staying at _____, Post Office _____, Police Station _____, District _____ (**PAN** _____)
2. **Mrs.** _____, W/o Mr. _____, by faith Hindu, by nationality Indian, by occupation _____, permanently staying at _____, Post Office _____, Police Station _____, District _____ (**PAN** _____); (Intending **Transferees/Allottee**, which expression shall include his/her/their heirs, executors, administrators, successors-in- interest and permitted assigns)

Transferor, Promoters and Transferees/Allottees referred to as such or as **Party** and collectively **Parties**.

DEFINITIONS - For the purpose of this Agreement for Transfer, unless the context otherwise requires: -

- a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016;
- b) "**Rules**" means the West Bengal Real Estate (Regulation and Development) Rules, 2021;

c) "**Regulations**" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;

d) "**Section**" means a section of the Act.

WHEREAS:

W H E R E A S:

- A.** The Burdwan Development Authority, a Statutory Authority formed under the West Bengal Town and Country (Planning and Development) Act, 1979 having its office at Unnayan Bhaban, 3rd Floor, Kachari Road, Burdwan-713 101, hereafter referred to as "**BDA**", had decided to promote a project for construction and development of a Mini Township at the plot of land measuring about 84.70 Acres near Burdwan town bordered more fully described in the **SCHEDULE-"A"** hereunder written and hereafter referred to as the "**Project Land**", in consonance with the Land Use & Development Control Plan of BDA, hereafter called the "**LUDCP**".
- B.** The Burdwan Development Authority had named the project to be called '**MINI-TOWNSHIP**' (**UPANTIKA**) aims to arrest tendencies of unplanned and mushrooming growth in the neighbourhood of Burdwan Town and provides a residential area in the planned and environment friendly ambience with all modern amenities for meeting up the growing demand of developed plots and constructed apartments in the area through Public Private Partnership Project (PPP).
- C.** The Burdwan Development Authority (BDA) entered into a MoA dated 8th March 2006 made by and between the Burdwan Development Authority and Poddar Projects Limited (PPL), whereby the said BDA granted right to PPL for the purpose of development of projects on the terms and conditions as mentioned in the MoA. In consonance with its financial bid for the project, the Company paid total premium of Rs. 2,63,87,000/- (Rupees Two Crores Sixty Three Lakhs Eighty Seven Thousand only) for the land measuring 76.36 acres in the Master Plan and agreed to provide 2.00 acres (120 Kathas) of Developed land (Specified and demarcated) free of cost for rehabilitation of the

displaced persons in the project and/or undertaking such others activities as may be considered expedient. BDA has agreed to register 39.0681 acres of land against premium of Rs. 1,35,00,393/- which has been paid by the PPL to BDA in the first phase.

D. The Burdwan Development Authority , by means of MoA accepted the Company i.e. Poddar Projects Limited (hereinafter **Transferor/Assignor**) as its private partner/developer/agent for construction and operation of the Mini Township on the terms and condition contained therein and BDA, with a view to execute the project, handed over "the project land to the **Transferor/Assignor** on 6th April, 2006 for setting up the MINI-Township over an area of land measuring 76.36 acres instead of 84.70 acres at Mouza - Kamnara and Mirzapur, which was acquired by the Authority under the relevant provisions of I Land Acquisition Act, 1894 and Notification under Section 4 of the aforesaid Act had already been published in the Calcutta Gazette with approval of the Government of West Bengal. The land is more fully described in the First Schedule hereto and hereafter called the "Project Land". The process for acquisition has been completed and award has been made.

E. WHEREAS under the MOA, the PPL (herein **Transferor/Assignor**) is, inter alia, obliged to

- i) Bear and pay the entire costs of construction and implementation of the Mini-Township:
- ii) Develop the Project Land in accordance with the technical concept approved by BDA and without any deviation from the concept unless otherwise approved by BDA in writing.
- iii) Prepare all designs and drawings of the Mini-Township in consultation with and concurrence of BDA and in accordance with the relevant provisions of LUDCP of BDA.
- iv) Develop its infrastructural facilities:

F. The MoA stipulated that the **Transferor/Assignor** shall conceptualize and design the Mini-Township and complete its execution within 4 (Four) years from the date of receipt of all relevant clearance and permission from the concerned authorities subject to force majeure and for reasons accepted by BDA to be beyond the control of the PPL and

PPL had wanted to execute the Mini-Township Project and applied to BDA for the necessary permission whereupon BDA has issued the NOC.

G. By a Lease dated 18th June, 2019 registered with the Additional District Sub-Registrar, Burdwan in Book No. I, Volume No. 0203-2019, Pages 106193 to 106223, being No. 04614 for the year 2019, hereafter referred to as the "**Head Lease**", BDA had granted a lease of the Project Land to the Transferor on, inter-alia, the following terms:

- i) The initial term of the Head Lease will be of 99 (ninety-nine) years, with the option, of renewal of such lease for the like period on the same terms and conditions and the term of assignment of Leasehold interest/allotment by the lessee shall be for an initial period of 30 years for non-residential and 99 years or unexpired period of lease, whichever is earlier for residential use from the date of possession and subject to an option for renewal for two or more successive terms after completion of the initial terms of 30 years and unexpired period of lease respectively;
- ii) The Transferor was given the full right and liberty at its own costs and expenses to, inter alia, erect, build, complete or caused to be constructed, erected, built and completed buildings/structures and infrastructure like roads etc for the Mini-Township subject to approval of BDA.
- iii) The annual rent for the Head Lease was Rs. 7,85,771/- (Rupees Seven Lakhs Eighty Five Thousand Seven Hundred and Seventy One only) payable in advance;
- iv) The annual rent per square Meter of the Project Land area is to be revised upwards after every 5 years from the date of the Head Lease by a nominal amount not exceeding 10% of the then existing rent. The Transferor shall use the Project Land for running and operating the Mini Township as envisaged in the Acceptance of Expression of Interest (EOI) floated by BDA being BDA Memo No: 305/BDA dated 10th October, 2004 of BDA and not otherwise;
- v) The Transferor is to pay directly to the Panchayet Authorities and all other statutory authorities all rates and taxes payable in respect of the Project Land and the buildings/ structures constructed thereon as also pay all other duties, taxes and outgoings that are payable in

respect of the Mini Township irrespective of whether payable by the Transferor or BDA;

- vi) The Transferor is to make all constructions required for the Mini Township at its own costs and expenses subject to the consent of BDA and all the required approvals/vetting from the authorities concerned and also upon getting the building plan sanctioned by BDA and/or Panchayet Authorities;
- vii) The Transferor at all times shall provide the right of general use of the roads and other infrastructure facilities constructed on the Project Land to all the segments, components, entities and persons in the Mini Township as a "common infrastructure for all";
- viii) Unless the Head Lease is renewed, upon its expiry the Transferor is to peacefully surrender the Project Land to BDA together with all constructions, erections, installations, fixtures, facilities, installations and fittings made on the Project Land;
- ix) Upon such surrender, a valuer of international eminence and standard shall be appointed through mutual consultations between BDA and the Transferor for valuation of all the concerned buildings, structures, facilities and/or infrastructure of the Mini Township, attached to the Project Land, and the valuation so made by such valuer will be accepted by both BDA and the Transferor and thereupon all rights in any construction, additions, alterations or improvements, whether movable or immovable, of permanent or temporary nature, and all new buildings and/or structures, facilities and installations raised by the Transferor on the Project Land shall vest in their entirety with BDA subject to the payment of cost of the infrastructure etc. to the Transferor by BDA on the basis of valuation as aforesaid;
- x) The Transferor shall be entitled to assign, sub-lease or sub-let the Project Land or any part thereof or any portion of the constructed space thereon for any purpose and in cases of assignments, the assignees shall become direct lessees of BDA and liable to comply with all the obligations and entitled to all the rights of the Transferor under the Head Lease;

- H.** The Head Lease records that prior to grant thereof, the Transferor has been authorized and empowered by BDA to enter into lease agreements and/or general terms and conditions with the intending transferees in respect of various properties within the Mini Township and the Transferor has done so upon the intending transferees agreeing to pay a lump sum payment, the rates of which were decided in consultation with BDA, and that in addition to the amounts payable to the Transferor, such intending transferees will also pay a nominal annual lease rent to BDA which will not exceed Rs. 12.00 per sq.mt. per year of built up space of the leasehold property in cases of non-residential and @ Rs. 1.2 per sq. mt. per year as leasehold land for residential use from the elate of delivery of possession. The lease rent is to be paid by the prospective- transferees on or before 31st December of each calendar year. The Prospective- transferees has to pay the annual lease rent directly at the office of B.D.A and obtain receipt thereof. The Service Charges payable for renewal of assignment of lease after expiry of 30 years and 99 years or unexpired period of lease, as may be applicable, will be @ 1.0% and 0.5% of the market value (as may be assessed by the LA. Collector, Burdwan) of the leasehold property at the time of the renewal in cases of non-residential and residential purpose respectively Re.1/- per Square Feet of Super Built Up Area occupied in cases of residential use and Rs. 10/- per Square Meter of built up space of the leasehold property in case of non-residential use, or further escalations thereon.
- I.** The Transferor had taken possession of the Project Land and commenced development of the Mini Township by the name of 'Upantika' by leveling the Project Land, making internal roads, dividing the Project Land into various sections, hereafter referred to as the "**Zones**", having plots of various sizes and descriptions in various blocks, both residential and commercial, having separate distinctive numbers and also identifying, earmarking, dividing and developing the areas for constructing singly occupiable buildings, hereafter referred to as the "Bungalows", multi-storied buildings, hereafter called "**Blocks**", comprising of separately occupiable and exclusively enjoyable spaces for residential purpose, hereafter called the "**Apartments**", together

with common areas, amenities and facilities appurtenant thereto and also providing the different Zones with infrastructural facilities and services. Besides the above, the Transferor has also earmarked certain areas to be developed into Zones where plots of lands, hereafter called the "**Developable Plots**", where the intending transferees would construct at its own costs and expenses subject to the LUDCP.

- J.** The Transferor has thereafter divided the Developable Zone in Parts and in order to smooth operation and construction the Transferor appointed its preferential "**Developer cum Confirming Party**" to Develop such specific Developable Zone and for such the Transferor executed and registered a Development Agreement with the "**Developer cum Confirming Party**" hereinbefore written by virtue of a Registered Development Agreement being Deed No. _____ for the year _____, registered at ARA-III, Kolkata, incorporated in Book No. I, Volume No. 1903-2022, Page from _____ to _____ and such **Developable Zone** has been earmarked one such Zone to comprise of several Blocks and named it "**Project Zone**" which is divided into multiple "**Apartment Zone**" as per the location of the Apartment Buildings, hereafter referred to as the "**Said Zone**", more fully described in the **SCHEDULE-B** hereunder written. Be it mentioned here that the Township Property has been planned to be developed by the Promoters in phases. Accordingly, a building plan has been sanctioned in respect of land measuring 39.06 acre, more or less, *Mouza Kamnara*, J.L. No. 49 and *Mouza Mirzapur*, J.L. No. 66, Police Station Burdwan, District Purba Bardhaman (Project Property) morefully described in **Part II of Schedule-A** below being an integral part of the Township Property, upon which buildings/bunglows/plots (as applicable) are being developed as a phase (**Phase I**) of the Said Township (**Whole Project**) [as defined in Recital I (iii) below] and proposed as a "real estate project" by the Promoters and has been registered as a 'real estate project' (**the Real Estate Project or Project**) with the Real Estate Regulatory Authority (**Authority**), under the provisions of the Act, Rules and Regulations and other rules, regulations, circulars and rulings issued thereunder from time to time and the Promoters have duly intimated the Panchayet about commencement of construction of the Project vide

- its letter dated 17/7/2015 and also the Promoters have obtained the layout plan, sanctioned plan dated 17/7/2015, specifications and approvals for the Real Estate Project, which is presently being developed as a phase (**Phase I**) of the Whole Project. The Promoters agrees and undertakes that it shall not make any changes to approved plans of the Real Estate Project except in strict compliance with Section
- K.** The Promoters had applied for registering the Real Estate Project under the provisions of the Act and got the Certificate being No _____(FOR AFTER RERA FLATS).
 - L.** The Allottee had applied for provisional allotment of one Apartment, hereafter referred to as the "**Said Apartment**", in one of the Block being Block No. _____ of the said zone the plinth whereof together with Right to Park in _____ Parking Space, hereafter referred to as the "**Said Parking Space/s**", in the Said Zone, *together with* such rights, amenities and facilities appurtenant thereto but subject to certain restrictions and bindings all of which are more fully described in the **PART-I** of the **EIGHTH SCHEDULE** hereunder written and all of which are hereafter collectively referred to as the "**Said Property**".
 - M.** The Allottee had applied for an apartment in the Project vide Application dated _____ of _____ 202____ ("**Application Form**") and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____**BHK**, on the _____**th Floor** in **UPANTIKA-BLOCK-**_____ along with **One** _____ Park Garage/Parking No. _____ admeasuring **135/25** square feet, as permissible under the applicable law and 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 is annexed hereto and marked as **Schedule B**).
 - N.** The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
 - I.** On demand from the Allottee , the Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the

plans, designs and specifications prepared by the Promoter's Architects namely SUBIR BASU and to such other documents as are specified under the Applicable Laws.

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc. applicable to the Project.

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all Applicable Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/covered parking (if applicable) as specified in Para G.

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

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in Para G.

1.2 The Total Price for the Apartment based on the carpet area together with **One _____ Park Space is Rs. _____,000/- (Rupees: _____) Only ("Total Premium Price") :**

Block No. : UPANTIKA-BLOCK-____	Rate of Apartment per square feet based on carpet area (inclusive of
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Apartment No. : _____	PLC + Terrace, if any) _____
Type : _____ BHK	
Floor : _____ th	Rate of Apartment per square feet based on standard built up area- _____
Total Premium price (in rupees)	Rupees _____ Only

[AND] [if/as applicable]

Garage/Parking -	One _____ Parking
Garage/Parking -NIL	NIL
Total Premium price (in rupees)	_____ only

Other Charges & Deposits:-

Club Membership -	Rs _____/-
Electricity -	Rs _____/-
D.G -	Rs _____/-
Legal Charges -	Rs _____/-
Sinking Fund of 10 Months -	Rs _____/-
Maintenance Deposit -	Rs _____/-
Total (in rupees)	_____ only

Explanation:

i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;

ii) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the Apartment to the Allottee and the Project

to the association of allottees or the competent authority as the case may be, after obtaining the completion certificate;

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee;

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

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 II 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 hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a

demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. 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.

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, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act.

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

1.6 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Apartment is complete and the possession certificate is granted by the Promoter, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the apartment, allotted to

Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in Para 1.2 of this Agreement.

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

- i) The Allottee shall have exclusive Possessory Right of the Apartment;
- ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;
- 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, 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 and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
- iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his Apartment, as the case may be.

1.8 It is made clear by the Promoter and the Allottee agrees that the Apartment along with **One** _____ **parking** shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or

linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the allottees of the Project.

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

1.10 The Allottee has paid a sum of **Rs. _____/- (Rupees: _____ Only)** 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 hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the Allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan (Schedule C) through A/c Payee Cheque/Demand

Draft/Bankers Cheque or online payment (as applicable) in favour of
“ _____ ” payable at Kolkata or Burdwan .

3. COMPLIANCE OF LAWS RELATING TO REMITTANCE:

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

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

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

5. TIME IS ESSENCE:

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

6. CONSTRUCTION OF THE PROJECT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities (annexed along with this Agreement) which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the bye-laws framed by the Burdwan Development Authority 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. Be it noted that the Township Common Portions and the Zonal Common Portions shall be constructed in phase basis with the time period that may last till the expiry of the Head Lease and in the event of deprivation for any reason in regard to the enjoyment and usage of such Township Common Portions and the Zonal Common Portions can never be challenged before any authority or court due to it's gradual and regular development in parity with the entire Township Development.

7. POSSESSION OF THE APARTMENT:

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 the project in place within _____ Months unless there is delay or failure due to pandemic, government order, war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature or by procedural or operational part 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 condition 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 have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment to the Allottee in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure

of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the occupancy certificate.

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

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

Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be.

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

Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the promoter, the Promoter 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 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, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act, or for any other reason, the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty five days of it becoming due.

Provided that if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment which shall be paid by the Promoter to the Allottee within forty five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances on the said Land or the Project;

(iv) There are no litigations pending before any Court of Law or Authority with respect to the Apartment;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, 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 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 including the Project and the said Apartment which will in any manner affect the rights of Allottee under this Agreement;

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

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the association of allottees 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 and the association of allottees 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 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 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 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 there under.

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

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

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head 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 does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Promoter to the Allottee within forty five days of it becoming due.

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

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 3 consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee and refund the money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

Provided that the Promoter shall intimate the allottee about such termination at least thirty days prior to such termination .

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, 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.

Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice and in default of which the Allottee shall pay an interest over the premium price at the rate 12% per annum till registration, the Allottee 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 .

11. MAINTENANCE OF THE 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 allottees upon the issuance of the completion certificate of the project.

12. DEFECT LIABILITY:

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

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

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

14. USAGE:

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

15. COMPLIANCE WITH RESPECT TO THE APARTMENT:

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

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board, name plate, neon light, publicity material or advertisement material etc. on the face façade or anywhere on the exterior of the Project, buildings therein or Common Areas. The allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

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

16. 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.

17. 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.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the

time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

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

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

20. BINDING EFFECT:

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

21. 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, as the case may be.

22. RIGHT TO AMEND:

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

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

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

24. WAIVER NOT A LIMITATION TO ENFORCE:

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

24.2 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.

25. 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 there under or the applicable law, as the

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

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

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

27. 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.

28. PLACE OF EXECUTION:

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

29. NOTICES:

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

Mr. _____ (Name of Allottee)

E-Mail Id – _____@_____.com

**S/O-_____, _____, _____ Pin - _____, West Bengal,
India (Allottee Address)**

“PODDAR PROJECTS LIMITED”

**Registered Office at Poddar Court, 9th Floor, 18, Rabindra Sarani,
Kolkata- 700001, West Bengal (Intending Assignor Address)**

“_____PRIVATE LIMITED”

**Registered Office at _____, _____ Floor, _____,
_____ - _____, West Bengal (Promoter)**

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

30. JOINT ALLOTTEES:

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

31. SAVINGS:

Any application letter, allotment letter, agreement or any other document signed by the Allottee 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 under the Agreement for Sale or under the Act or the rules or the regulations made there under.

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 there under 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.

[It is stated herein that as per the contractual understanding between the parties, the additional terms and conditions mentioned hereunder are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]

34. **ADDITIONAL DEFINITIONS**

Additional Definitions

In the Agreement, (i) capitalised terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following terms shall have the following meanings assigned to them herein below:

“**Allottee**” shall mean persons who acquire apartments in the said Land;

“**Apartment**” shall mean the Apartment bearing no. _____ having carpet area of _____ square meter (_____ square feet), corresponding to built-up area of _____ square meter (_____ square feet), corresponding to super built-up area of _____ square meter (_____ square feet), type _____ **BHK**, on the _____ **th Floor** in **UPANTIKA-BLOCK-** _____ along with the right to park **One** car in the _____ Park in the parking no. _____ admeasuring **135/25** square feet (hereinafter referred to as the “**Apartment**” and more fully described in

Schedule A hereunder as per the floor plan and specifications annexed hereto and marked as **Schedule B**);

“Applicable Interest Rate” shall mean 12% (twelve percent) per annum;

“Applicable Laws” shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter including WBHIRA as may be applicable;

“Association” shall mean the body to be created by the Allottees ;

“Booking Amount” shall have the meaning ascribed to it in clause 1.11;

“Club” shall mean Club which has been set up in the Project for providing recreational facilities exclusively to the Allottees who have become a member of the same;

“Common Areas” shall mean collectively the Block Common Portions, Township Common Portions and the Zonal Common Portions in the said Land as specified in Clause 48;

“Common Expenses” shall include the proportionate share of common expenses briefly described and without limitation in Clause 46 herein to be paid borne and contributed by the Allottee for rendition of common services;

“Common Rules” shall mean the rules and regulations specified in Clause 47 to be observed by the Allottees for the common, peaceful, effective and harmonious use and enjoyment of the Complex;

“Development Control Regulations” shall mean the regulations under which the Allottees will be required to hold their properties;

“Effective Date” shall mean the date of execution when the Agreement comes into force;

“IFSD” shall mean interest free security deposit that the Allottees will be required to keep with the Promoter or the Maintenance Company;

“Maintenance Charges” shall have the meaning ascribed to it in Clause 41(b);

“Maintenance Company” shall mean the agency, body, company, association or condominium as may be appointed by the Promoter from time to time for the maintenance and upkeep of Upantika;

“Management Agreement” shall mean the agreement that the Allottees may be required to execute with the Maintenance Company in the event the Promoter appoints one;

“NRE Account” shall have the meaning ascribed to it in the Foreign Exchange Management (Deposit) Regulations, 2000;

“Non-Resident Indian or NRI” shall have the meaning ascribed to it in the Foreign Exchange Management Act, 1999;

“NRO Account” shall have the meaning ascribed to it in the Foreign Exchange Management (Deposit) Regulations, 2000;

“Other Charges& Deposits” shall mean the costs and deposits specified in Clause 45 herein to be paid by the Allottee to the Promoter in the manner hereinafter provided;

“Parking Space” shall mean the right to park car(s)/two-wheeler(s) in the [covered/open] parking space allotted to the Allottee measuring an area of **135/25** square feet more fully described in **Schedule A** hereunder;

“Person of Indian Origin or POI” shall have the meaning ascribed to it in the Foreign Exchange Management (Deposit) Regulations, 2000;

“PLC” shall mean the charges for preferential location of an apartment;

“Sanctioned Plans” shall mean the site plan, Building Plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and such other plans and permissions granted by the competent authority for the Project;

“Block” shall mean the ____ (_____) separate G + _____ (Ground plus _____ storeyed) Buildings already constructed/to be constructed within the said Land;

“Block Common Portions” shall mean with respect to the Block, the areas, facilities and amenities specified in Part - I of Clause 48 which are to be used and enjoyed in common with all the other allottees of the Units in the Block;

“Township Common Portions” shall mean with respect to the Project, the areas, facilities and amenities specified in Part – III of Clause 48 which are to be used and enjoyed in common with all the other allottees of Units in the Project;

“Unit” shall mean each unit of residency in the Project and the expression **“Units”** shall be construed accordingly; and

“Zonal Common Portions” shall mean with respect to the said Land, the areas, facilities and amenities specified in Part – II of Clause 48 which are to be used and enjoyed in common with all the other allottees of the Units in the said Land.

35. COVENANT FOR SALE AND PURCHASE

The Promoter agrees to sell and the Allottee agrees to purchase the Apartment on the terms and conditions contained in this Agreement, subject to Allottee:

(i) agreeing to pay within due dates the Other Charges and Deposits specified in Clause 45 herein from time to time;

(ii) agreeing to pay within due dates the Common Expenses specified in Clause 46 herein from time to time;

(iii) agreeing to abide by and adhere to the Common Rules specified in Clause 47 herein from time to time; and

(iv) agreeing to abide by, observe and perform the specific covenants, stipulations, restrictions and obligations contained in this Agreement;

36 PAYMENT OF TOTAL PRICE AND OTHER CHARGES & DEPOSITS

36.1 Total Price

36.1.1 The Allottee shall make the payment of the Total Price as per the payment plan set out in **Schedule C**. The Promoter may from time to time raise demand as per Payment Schedule for payment of instalments by issuing notices to the Allottee and the Allottee shall make the payments promptly within the time stipulated in such notices.

36.1.2 Besides the Total Price, the Allottee shall be required to pay certain other amounts as mentioned in the Payment Schedule and in Clause 41(b) herein ("**Other Charges and Deposits**") at such times as prescribed in the Payment Schedule or as may be demanded by the Promoter from time to time.

36.1.3 Any change of Payment Plan/Schedule shall normally not be entertained but may be entertained on the discretion of the Promoter on payment of an extra charge of Rs. _____/-(Rupees _____ Thousand only).

36.2 Prompt payment

The Promoter has informed the Allottee and the Allottee is aware that any default in payments would jeopardize the entire Project as well as expose the Promoter to financial losses and also affect the other Allottees and the completion of the Project.

36.3 Dishonour of payment instruments

In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the Allottee for any reason whatsoever, then the same shall be treated as a default and the Promoter may at its sole discretion be entitled to exercise any recourse available herein. Further, the Promoter shall intimate the Allottee of the dishonour of the cheque and the Allottee would be required to promptly tender a Demand Draft of the outstanding amounts including interest at Applicable Interest Rate from the due date till the date of receipt by the Promoter of all the amounts including the dishonour charges of Rs. 500/- (Rupees Five Hundred only) together with applicable taxes thereon (for each dishonour). In the event the said Demand Draft is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Allottee comes forward to pay the entire outstanding amounts, interest and penalty thereof, the Promoter may consider the same at its sole discretion. In the event of dishonour of any cheque, the Promoter has no obligation to return the original dishonoured cheque.

36.4 Delayed payments

Any delay or default on the part of the Allottee to pay the amounts payable by him to the Promoter under this Agreement on the due dates as stipulated, shall be construed as a breach committed by the Allottee and in event of such breach, the Promoter shall be entitled to charge interest as may be prescribed under Applicable Laws for the period of delay.

37 CLUB

The Allottee/Transferee shall have an option of becoming a member of Club within the Township and Gym upon payment of all requisite fees and charges for the same as demanded and under the terms and conditions as fixed by the Club and Gym authority from time to time. In the event of the Allottee/Transferee exercising its option to become a member thereof, it shall be bound by the rules and regulations of the Club and Gym, all of which will be fixed and/or determined by the Club and Gym from time to time, including regarding any default in payment of any fees and/or charges. All decisions in this regard shall be entirely of Club and Gym and

the Promoter/Transferor shall neither be involved nor be liable for the same under any circumstances whatsoever.

38 FINANCE

38.1 Raising of finance by Promoter

The Promoter shall have the right to raise finance and/or loan from any financial institution and/or bank and for that purpose create mortgage, charge on the said Land and/or securitization of the receivables.

38.2 Raising of finance by Allottee

The Allottee may obtain finance from any financial institution/bank or any other source but the Allottee's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and the Allottee shall remain bound by this Agreement whether or not he/she has been able to obtain financing for the purchase of the Apartment.

39 POSSESSION OF THE APARTMENT

39.1 Mode of giving possession

The Promoter shall serve upon the Allottee a notice in writing ("**Possession Notice**") to take over possession of the Apartment within 60 (sixty) days ("**Possession Period**") from the date of the Possession Notice. It will not be necessary for the Promoter to complete the larger and/or the particular common areas and installations before giving such notice but shall be liable to complete the same within a reasonable time thereafter. Upon the Allottee complying with all provisions, formalities, documentation, etc. as may be prescribed by the Promoter in this regard and provided the Allottee is not in default of any of the terms and conditions of this Agreement, the Promoter shall give possession of the Apartment to the Allottee on a date ("**Possession Date**") mutually agreed but within the Possession Period. It is understood that the Possession Date shall not be a date later than the date specified in clause 7.1 above.

39.2 Deemed Possession

It is understood by the Allottee that even if the Allottee fails to take possession of the Apartment within the Possession Period, the Allottee shall be deemed to have taken possession on the 61st day from the date of Possession Notice which date, for all purposes and irrespective of the actual date when the Allottee takes physical possession of the Apartment, will be deemed to be the Possession Date.

39.3 Responsibilities

On and from the Possession Date:

39.3.1 The Apartment shall be at the sole risk and cost of the Allottee and the Promoter shall have no liability or concern thereof;

39.3.2 The Allottee shall become liable to pay the Maintenance Charges in respect of the Apartment and the common areas and facilities on and from the Possession Date;

39.3.3 All taxes, deposits and other levies/charges imposed, demanded or required to be paid to the authorities concerned relating to the undivided interest in the common areas shall be paid and borne by the Allottee proportionate to his interest therein and those relating only to the Apartment shall be borne solely and exclusively by the Allottee, with effect from the Possession Date.

39.3.4 All other expenses necessary and incidental to the management and maintenance of the Project.

39.3.5 The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such

other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, the Promoter agrees to be liable, even after the transfer of the Apartment, to pay such outgoings and penal charges, if any, to the authority concerned or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

40 COMMON AREAS, FACILITIES AND AMENITIES

40.1 Undivided interest

The Allottee together with all other Allottees of Units in the Project shall have only proportionate undivided variable and impartible interest and not any individual right in all common areas, amenities and facilities built or provided in the Project.

40.2 Water supply

Water supply to the residents of the Project will be made available from deep tube wells or any other available source as may be permitted by the authorities concerned. Installation of on-line pumps to boost water supply is not permitted. Each Unit shall be given one water supply connection. The installation cost will be reimbursed by the Allottee and the usage charges will be applicable on actual consumption basis. However, after handing over the common areas and facilities of the Project, the Promoter/Maintenance Company/Association may make alternative arrangement for supply of potable water from the municipal/competent authority concerned and create necessary permissible infrastructure for the same at a cost which will be reimbursed by the Allottee as and when intimated by the Promoter/Maintenance Company /Association.

40.3 Sewerage

The entire sewage of the Project will be treated by the modern sewage treatment technology. This will efficiently treat the sewage and provide clean treated water at the end, which may be used for horticulture purposes. All the Units in the Project are to be connected to this system. For greater efficiencies and environmental reasons, the Allottee shall not dispose of solid wastes like paper and kitchen waste into the waste drains of toilets and kitchens.

40.4 Solid waste management

The Promoter/Maintenance Company/Association or any agency appointed by the Promoter/Maintenance Company/Association will arrange for collection and disposal of solid waste as per relevant statutes.

40.5 Storm water disposal

There will be a network of storm water management system through the entire Project. In order for this system to work, it is imperative that the drains are kept clear and clean at all locations.

40.6 Power supply

Installation costs, deposits and other charges to be paid by the Promoter to the Power Supply Authority concerned towards obtaining, installing power and for providing electricity to common areas like street light, parks, green verge, community facilities etc., shall be borne and payable by the Allottee proportionately. The Promoter/Maintenance Company/Association shall recover such installation costs, deposits and other charges from the Allottee. The amount recoverable from the Allottee for power arrangements shall be as specified in clause 45 hereunder written.

The Allottee shall pay for the Electricity Security Deposit (“**ESD**”) for individual electric meters allotted to the Allottee by the Power Supply Authority.

In case the Power Supply Authority fails to provide individual meter to the Allottee and makes provision for a bulk supply, the Promoter shall provide

sub-meters to the Allottee upon payment of the proportionate ESD payable to the Power Supply Authority for such connection. The amount recoverable from the Allottee will be intimated in due course as soon as the same is known to the Promoter.

The ESD would be subject to revision and replenishment and the Allottee shall be liable to pay proportionately such revision and replenishment to the Power Supply Authority as per their norms. In such cases the Allottee may be required to enter into a separate agreement for supply of electricity through sub-meters.

40.7 Diesel Generator backup

The Allottee will be provided power back up and will be charged extra both for installation and consumption of power as intimated by the Promoter. Any Allottee may opt for power back up of over and above the specified limit already provided by making specific request to that effect to the Promoter at the costs and expenses of the Allottee.

The Allottee shall be liable to pay installation charges as specified in clause 45 hereunder written and the same shall be paid to the Promoter within the due date to be notified thereof by the Promoter.

The actual running cost and maintenance charges of DG will be separately charged from the Allottee on the basis of proportionate backup power subscribed by him. The actual running and expenses for the DG for common areas will be charged from the Allottee.

40.8 Additions or replacements

As and when any plant and machinery, including but not limited to, DG sets, electric sub- stations, pumps, firefighting equipment or any other plant, machinery and/or equipment of capital nature etc. require replacement, upgradation, additions etc. the cost thereof shall be contributed by all the Allottees in the Project on pro-rata basis as specified by the Promoter/ Maintenance Company/Association. Upon completion, the

Promoter /Maintenance Company/Association shall have the sole authority to decide the necessity of such replacement, upgradation, additions etc. including its timings or cost thereof and the Allottee agrees to abide by the same.

41 MAINTENANCE AND ASSOCIATION

The Promoter may manage and maintain the common parts and utilities of the Project by itself or may hand over these to the Maintenance Company for which all Allottees may be required to execute an Agreement (“Management Agreement”) with the Maintenance Company.

(a) The Allottee shall become a member of the Association. The Allottee shall observe and abide by all the bye-laws, rules and regulations prescribed by the Association in regard to ownership or enjoyment of the Apartment or common areas and facilities in the Project.

(b) For the enjoyment and maintenance of the common areas and facilities of the Project, the Allottee shall be liable to remit per month the proportionate maintenance charges (“**Maintenance Charges**”) of such area and facilities as may be fixed by the Promoter/Maintenance Company and upon completion the Association from time to time. The Maintenance Charges shall become payable from the Possession Date. In case the Allottee fails to pay:

(i) The Allottee shall not be entitled to avail any maintenance services;

(ii) Applicable Interest Rate will become payable by the Allottee; and

(iii) The Promoter/Maintenance Company/Association shall adjust the unpaid amount from the IFSD. If due to such adjustment in IFSD falls below the six months average of the Maintenance Charges, then the Allottee shall make good the resultant shortfall within 15 (fifteen) days from the due date of the defaulted maintenance bill

(c) An interest free corpus deposit (“**Maintenance Security Deposit**”) for the Apartment shall be paid by the Allottee to the Promoter on or before taking

over possession of the Apartment. The Maintenance Security Deposit is Rs. ____/- per square feet of the Constructed area of the Apartment and the same shall be used by the Promoter/Association for repair of common areas, facilities and equipment provided in the Project. Notwithstanding the above, the Promoter reserves the right to utilize this deposit to adjust any realizable dues from the Allottee. The unused portion of the Maintenance Security Deposit shall be transferred to the Association as and when desired by the Association.

(d) The Allottee shall pay, over and above the monthly running Maintenance Charges and the Maintenance Security Deposit, an amount equivalent to 6 (Six) months proposed monthly Maintenance Charges towards the Interest Free Security Deposit (“**IFSD**”) to the Promoter calculated at the rate of Rs ____/- (Rupees _____ only) per square feet of the Constructed area of the Apartment per month on Possession Date. The said IFSD shall be kept with the Promoter in order to secure adequate provision of the maintenance services and due performance of the Allottee in promptly paying the maintenance bills and other charges as raised by the Promoter/Maintenance Company/Association. If the said IFSD remains unutilised then the same shall be transferred to the Association as and when desired by the Association.

42 COVENANTS OF THEALLOTTEE

42.1 Residential use

The Allottee shall not use the Apartment or permit the same to be used for any purpose other than residential or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other Units or for any illegal or immoral purposes.

42.2 Transfer

The Allottee shall not transfer or assign the rights under this Agreement without prior written permission from the Promoter till such time all payments under this Agreement are cleared. The Promoter shall retain the

first right of refusal for such transfer of rights. Where the Promoter does not exercise the above right of pre-emption then in that event transfer of rights before the completion and handover of the Unit, the Allottee shall pay a transfer fee @ 3% (three percent) on the prevailing market value of the Unit determined by Directorate of Registration and Stamp Revenue, Finance Department, Government of West Bengal, at the date of such transfer or on transaction amount, whichever is higher, vide a nomination agreement, which if required under the Applicable Laws, shall be registered. Such transfer however shall be permissible only if the first installment as per this Agreement has been paid in full and all other payments that may be due under this Agreement have been cleared in total.

It may be noted that change of joint allottees will be treated as transfer under this clause. However it is clarified that for this purpose, transfer of allotment within the same family shall not be treated as transfer of allotment. "Family" shall mean the Allottee himself together with the spouse, dependant parents and dependent children of such Allottee.

43 ADDITIONAL EVENTS OF DEFAULTS AND CONSEQUENCES

All defaults, breaches and/or non-compliance of any of the terms and conditions of this Agreement and/or the Allotment Letter shall be deemed to be events of defaults liable for consequences stipulated herein. Some of the indicative events of defaults are mentioned below which are merely illustrative and not exhaustive:

(i) Failure by the Allottee to countersign and return the Promoter's copy of the Allotment Letter to the Promoter within the time stipulated there for in the Allotment Letter.

(ii) Failure to make the payments within the date stipulated there for in the Allotment Letter or in this Agreement of the Total Price, stamp duty, registration fee, legal expenses, any incidental charges, including, but not limited to, security deposit, lease rent, deposits for bulk supply of electrical energy, taxes, as may be notified by the Promoter to the Allottee from time to time.

(iii) Failure to execute and register the transfer deed or any other deed/ document/ undertakings/ indemnities etc. or to perform any other obligation, if any, set forth in any other agreement with the Promoter relating to the Apartment. Failure to take possession of the Apartment within the date stipulated by the Promoter in its notice for possession .

(iv) Failure to execute the Maintenance Agreement and/or to pay on or before its due date the Maintenance Charges, maintenance security deposits, or any increases in respect thereof, as demanded by the Promoter, its nominee, other Body or Association of Owners/Association of the Project.

(v) Failure, pursuant to a demand by the Promoter in terms of this Agreement, to become a member of the association of owners of the Project or to pay subscription charges etc. as may be required by the Promoter or the association of owners, as the case maybe.

(vi) Assignment of the Allotment Letter or any interest of the Allottee therein without prior written consent of the Promoter.

(vii) Dishonour of any cheque(s) given by any Allottee for any reason whatsoever.

(viii) Any other acts, deeds or things which the Allottee may commit, omit or fail to perform in terms of this Agreement, any other undertakings, affidavits, indemnities etc. or as demanded by the Promoter which in the opinion of the Promoter amounts to an event of default and the Allottee shall be bound to abide by the decision of the Promoter in this regard which shall be final and binding on the Allottee.

Without prejudice to the rights of the Promoter to charge interest in terms of this Agreement, upon the occurrence of any one or more of event(s) of default under this Agreement including, but not limited to, those specified above, the Promoter may at its sole discretion issue a notice of such default to the Allottee and the Allottee shall be provided with a period of 15 (fifteen) days from the date of such notice to cure the said default or breach. In the event that the Allottee fails to cure such default or breach, within 15 (fifteen)

days from the date of notice (or such default or breach is not capable of being rectified), the Promoter shall have the option to cancel and terminate this Agreement by sending a cancellation letter by Registered/Speed Post with A/D at the address provided by the Allottee(s) and/or e-mail at the e-mail address provided by the Allottee, intimating him of the specific breach or default of terms and conditions in respect of which the Promoter is cancelling and terminating this Agreement. On such cancellation, the allotment and this Agreement shall stand immediately cancelled and the Allottee shall have no right whatsoever with respect to the Apartment. Upon cancellation of the allotment and termination of the Agreement, the Promoter shall, within 45 (forty-five) days from such termination, refund by way of cheque/demand draft all amounts paid by the Allottee till the date of cancellation less the Cancellation Charges without interest, being the liquidated damages payable to the Promoter.

44 MISCELANEOUS

44.1 The Allottee hereby agrees for allotment of the Apartment on the specific understanding that his /her/ its right to the use of common areas shall be subject to timely payment of Maintenance Charges, as determined by the Promoter/Maintenance Company (or Association) and performance by the Allottee of all his/her/its obligations in respect of the terms and conditions specified by the Promoter/Maintenance Company and/or Association from time to time.

44.2 The Deed of Conveyance of the Apartment shall be drafted by the Solicitors/Advocates of the Promoter and shall be in such form and contain such particulars as may be approved by the Promoter. No request for any changes whatsoever in the Deed of Conveyance will be entertained by the Promoter unless such changes are required to cure any gross mistake or typographical or arithmetical error.

44.3 It is understood by the Allottee that all other areas i.e. areas and facilities falling outside the Project shall not form a part of the declaration to

be filed with competent authority to be filed in accordance with the Applicable Laws.

44.4 The Allottees shall abide by the terms and conditions of the Development Control Regulations/Hand Book to be issued by the Promoter to enable it to regulate the future developments of Upantika. The Development Control Regulations shall at all times be considered a part of this Agreement and shall survive the transfer deed in respect of the property in favour of the Allottee. Any violation of this condition shall entitle the Promoter to seek remedies provided under this Agreement in cases of breach, non- payment, defaults etc.

44.5 The Allottee is fully aware of the fact and covenants that notwithstanding anything elsewhere to the contrary herein contained, it is expressly clarified that the paths passages driveways etc., along the outer periphery of the Residential Complex on its Northern, Eastern, Southern and Western Portion shall be for common use by the Allottees as well as the Promoter.

44.6 Provisions of this Agreement applicable on the Allottee/subsequent Allottees

It is clearly understood and 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 Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

44.7 Non-waiver

Any failure or delay by the Parties in exercising any right or remedy provided by law under or pursuant to this Agreement shall not impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

44.8 Indemnity

Each Party (“**Indemnifying Party**”) shall indemnify and agrees to defend and to keep the other (“**Indemnified Party**”) indemnified including its successors, officers, directors, agents and employees and save harmless against all costs, expenses (including attorneys’ fees), charges, loss, damages, claims, demands or actions of whatsoever nature by reason of:

- i. the non-performance and non-observance of any of the terms and conditions of the Agreement by the Indemnifying Party;
- ii. acts of negligence or intentional misconduct by the Indemnifying Party;
- iii. breach of the provisions of this Agreement by the Indemnifying Party;
- iv. any representation and warranty, express or implied, by the Indemnifying Party found to be misleading or untrue;
- v. failure by the Indemnifying Party to fulfill its obligations under any applicable law; and

44.9 Jurisdiction

The Courts at Burdwan and Kolkata shall have exclusive jurisdiction.

45 Other Charges and Deposits

The Other Charges and Deposits payable by the Allottee are as follows:-

Part-I **[Other Charges]**

Lease Rent: The Allottee shall pay the rental charges under the Head Lease to the Burdwan Development Authority (BDA) in respect of the undivided, proportionate, impartial and singly non-transferable share in the land comprised in the said Land for the residue period of the Head Lease as also its renewals, if any, to be revised upwards of every 5 (five) years as contained

in the Head Lease without any deductions of whatsoever nature and/or kind.

Further other miscellaneous charges, taxes, levies or penalties in relation to the transfer of the Apartment including preparation of the Transfer Deed and other documents if any to be executed in pursuance thereof shall also be paid by the Allottee.

Allottee will pay a nominal annual lease rent to BDA which will not exceed Rs. 12.00 per sq.mt. per year of built up space of the leasehold property in cases of non-residential and @ Rs. 1.2 per sq. mt. per year as leasehold land for residential use from the date of delivery of possession. The lease rent is to be paid by the prospective- transferees on or before 31st December of each calendar year. The Prospective- transferees has to pay the annual lease rent directly at the office of B.D.A and obtain receipt thereof. The Service Charges payable for renewal of assignment of lease after expiry of 30 years and 99 years or unexpired period of lease, as may be applicable, will be @ 1.0% and 0.5% of the market value (as may be assessed by the LA. Collector, Burdwan) of the leasehold property at the time of the renewal in cases of non-residential and residential purpose respectively Re.1/- per Square Feet of Super Built Up Area occupied in cases of residential use and Rs. 10/- per Square Meter of built up space of the leasehold property in case of non-residential use, or further escalations thereon

Part-II

[Deposits]

i. Corpus Deposit: An interest free corpus deposit calculated at the rate of Rs.____/- (Rupees _____ only) per square feet of the constructed area of the Apartment (“**Corpus Deposit**”) for the Apartment shall be paid by the Allottee to the Promoter, on or before a date to be notified by the Promoter which date shall not be a date later than the Possession Date. The amount of such Corpus Deposit payable shall be intimated by the Promoter on or before possession date. The Corpus Deposit shall be used by the Promoter /Association for repair of the Project or equipments provided therein. Notwithstanding the above, the Promoter reserves the right to utilize this

deposit to adjust any realizable dues from the Allottee. The unused portion of the Corpus Deposit shall be transferred to the Association without interest when incorporated.

ii. Electricity Security Deposit: Deposits on actual to be incurred regarding obtaining of L.T. connection from WBSECDL will be payable to the Promoter by the Allottees.

46 Common Expenses

The expenses of the Common Portions mentioned herein will be proportionately shared by the Allottee with all the other Allottees as follows:

A. The costs and expenses relating to the Project shall be borne by all the Allottees in the proportion constructed area of any Apartment will bear to the area of all the other constructed areas in the Project which will include all costs for maintaining the Common Portions.

B. Some of the expenses mentioned herein may be common to all the Allottees or only to those of any particular Apartment as may be decided by the Promoter or the Association, as the case maybe.

C. The expenses for maintenance, operation and renovation etc. of the Project shall be borne and paid by the Allottees to the extent and in the manner the Promoter or the Association, as the case may be, may decide.

D. The expenses shall, inter-alia, include the following:

i. **Maintenance:** All expenses for maintaining, operating, repairing, renovating, upgrading, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing and where appropriate cleansing of the Common Portions and plantation of trees, maintaining the garden and supplying of round the clock water.

ii. **Staff:** The salaries, emoluments and all other financial benefits of the persons to be employed by the Promoter or the Association, as the case may

be, for managing and maintaining and security of the common areas and facilities and utilities of the Project.

iii. **Operational:** All expenses for running and operating, including electricity charges of the utilities and facilities, which shall include cost of repairing, upgrading, renovating or replacing any of them and include electricity charges.

iv. **Insurance:** Costs towards payment of premium for insuring the Apartment and the Common Portions.

v. **Rates, taxes and outgoings:** All rates, levies, taxes, lease rent or fees that are to be paid by the Promoter or the Association, as the case may be, for providing the services, which are payable under any existing law or enforced under any other enactment in future.

vi. **Others:** Any other expenses incurred by the Promoter or the Association, as the case may be, in respect of the Project and its Common Portions, not specifically mentioned herein including, but not restricted to, litigation expenses.

47 Common Rules

I. The Allottee shall not:

a) Engage in any activity, which is offensive, obnoxious or injurious to public health

b) Use or allow any part of the Apartment to be used for any illegal or immoral purposes or any other purpose which may cause annoyance or inconvenience to of the other occupiers in the Project

c) Use or allow to be used the Apartment or any part or portion thereof for the purpose of public guest house, hotel, boarding house or for any other purpose similar thereto

- d) Claim any right, title and/or interest of whatsoever nature or kind over or in respect of any other part or portion of the Project
- e) Make any alteration or modifications in the structure without the approval of the Promoter/Transferor

II. The Allottees shall:

- a) Carry out the terms embodied in this Deed as well as those in the Head Lease and will continue to be bound there by
- b) Carry out, observe and fulfill all the terms and conditions while making the application for allotment, and other terms and the rules that have since been promulgated and may hereafter be promulgated for or relating to development, control, code of conduct, infrastructure and aesthetic controls and/or any other Code or Rules, which have been handed over to the Allottee/Transferee at or before the execution hereof or will be handed over to the Allottee/Transferee from time to time which may, hereafter, be introduced by way of amendment or otherwise by or on behalf of the Promoter/Transferor for the beneficial use and enjoyment of the Project by all its occupiers
- c) Pay the Lease Rent to BDA in advance for the year for which the same is payable
- d) Pay any increase in the Lease Rent as and when the same is revised
- e) Pay the Maintenance Charges i.e. the charges for maintenance of the Common Portions, at such rate as may be fixed from time to time
- f) Pay, in case it delays or defaults in making payment of the Maintenance Charges hereafter called the "**Allottee's/Transferee's Payables**", within the stipulated time for its payment, without prejudice to other rights of the Promoter/Transferor, interest @ 18% per annum on the defaulted amount of the Allottee's/Transferee's Payables till the date of payment along with interest there on

g) Pay or cause to be paid all rates and taxes or imposition which are now or hereinafter payable in respect of the Apartment

h) Pay for the supply of electricity consumed by the Allottee/Transferee at the Apartment at such rate which may be fixed by the Promoter/Transferor or any other agency setup by the Promoter/Transferor or directly to the electric energy supplier, as the circumstances may require

i) Pay for the supply of reticulated gas consumed by the Allottee/Transferee at the Apartment at such rate which may be fixed by the Promoter/Transferor or any other agency setup by the Promoter/Transferor or any agency / body directed by the Promoter/Transferor

j) Pay or cause to be paid all rates and taxes or imposition, including Goods and Service tax, if any, payable, on the Allottee's /Transferee's Payables which are now or hereinafter in future be payable in respect thereof

k) Use and enjoy all the Common Portions subject to such restrictions which the Promoter/Transferor or any other agency set up by the Promoter/Transferor or BDA for the purpose of management and maintenance of the Project impose in the interest of all

l) Use the Apartment solely for residential purpose and for none other and not convert it or any part thereof into a place of public worship or for any commercial purpose of whatsoever kind

m) Give up the Apartment on demand if it or any part thereof is at any time required by the Government for any public purpose when the Allottee/Transferee will be entitled to refund of the entire amount of compensation money paid by the Government in respect of the Apartment

n) Permit the concerned authorities including the Promoter/Transferor, BDA and their respective agents on 24 hours notice and at all reasonable hours to enter upon the Apartment to view its condition for all reasonable purposes

o) Keep the Apartment reasonably clean and in habitable condition

p) Keep the boundary wall around the Apartment in good repairs, well maintained and properly painted at all material times

q) Be deemed to have undertaken that it is well aware and admits that the Common Portions including without limitation all common areas, services and facilities such as roads, water systems, drainages, garbage disposal systems, landscapes, sewerage treatment plant and sewerage system of the Project shall always remain the property of the Promoter/Transferor and though the Promoter/Transferor will be responsible for their maintenance and management, either by itself or through a management agency which may be formed for the maintenance and management of the Project, the Allottee/Transferee shall have to pay proportionate charges for such maintenance and under no circumstances will the Allottee/Transferee object to the Promoter/Transferor transferring these areas, services and/or facilities and the responsibility of the maintenance and management thereof to any agency setup by the Transferor, hereafter called the "**FMC**", for the purpose of management and maintenance of the Common Portions. It is clarified that the FMC shall at all time work under the guidance of the Advisory Body (a body having representatives of the Promoter/Transferor and the elected members of the Owners Association as mentioned in the Maintenance Agreement.)

r) Allow persons without any obstruction or hindrance authorized by the Promoter/Transferor or BDA to inspect, repair and clear the sewerage lines, water lines and the electrical lines passing through or over the Apartment or to do any other work in connection therewith required for the proper maintenance, usage and/or safety of the Project

- s) Have no right to interfere with in any manner, any project or activity within the Project save and except through the Advisory Body
- t) Allow the Promoter/Transferor and/or BDA to re enter and take possession of the Apartment in default of observance and performance by the Allottee /Transferee of any of the terms and conditions and covenants on its part
- u) Comply with all the terms, conditions and obligations as mentioned in the Head Lease
- v) Apply for and have the Apartment separately mutated and assessed in its name in the records of all concerned authorities and shall pay taxes accordingly
- w) Continue to keep deposited the amount of the 'Sinking Fund & / or Corpus Deposit &/ or other Deposits by whatever named called', if any, deposited by it with the Promoter/Transferor and deposit such further sum if so required on demand with the Promoter/Transferor or the FMC, as the case may be in consultation with the Advisory Body
- x) Comply with and abide by the rules and regulations of utilization of the Project known as the Development Control Regulation or Handbook for Upantika as framed by the Promoter/Transferor or the FMC in consultation with the Advisory Body from time to time
- y) Execute agreements with the FMC for the upkeep of the common areas of the Project in consultation with the Advisory Body
- z) Pay monthly maintenance charges as and when requested by the FMC in consultation with the Advisory Body
- aa) Ensure and arrange at their own cost and efforts all precautionary measures like shoring, piling etc as required to protect the structure and services on the adjacent plots/properties and the common infrastructure of the Project during construction of any building/ structure, laying of services in the said plot/property or in the event of any additional

construction, alteration, modification as per approved plan and complying with all statutory guidelines there on.

48. Common Areas

The Common Areas for the Project are as follows:

Part I (Block Common Portions)

1. Roof, Mumty room
2. Stair Case and its landings, Lobbies
3. Lift, Lobbies and Lift machine room (if any)
4. Overhead Water Tank and pipelines
5. Electrical wires, cables, in common areas, meter room
6. Driveways & Walkways
7. Outer Façade of the building.

Part-II (Zonal Common Portions)

1. Driveways & walk ways.
2. Central Greens, landscaped greens.
3. Underground Water Reservoir.
4. Pump Room.
5. Utility Room.(if any)
6. Bore well (if any)

7. Water Supply System.
8. DG Room/AMF panel room.
9. Electrical sub station. (if any)
10. Sewage system including pipelines/manholes.
11. Storm water drain; pipelines, inspection pits and chamber.
12. Electrical System
13. Water supply pipelines & system including but not limited to pumps/values etc.
14. Street Lights within the Zone
15. Cable Trenches
16. Entrance gate.
17. Fire fighting system including sprinkler in lobbies, corridors with other supporting equipments.

Part-II
(Township Common Portions)

1. 33 KV Sub Station and several distribution sub station
2. Sewerage Treatment Plant and Sewerage System
3. Water Body.
4. Green Area including landscaped and hard-scaped areas
5. Main Roads & Cluster Roads.
6. Drainage System.

7. Street Lights

8. Entrance Plaza

9. Peripheral Boundary Wall

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:

(1) Signature

Name

Address

Please affix
Photographs and
Sign across the
photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

(1) Signature

Name

Address

Please affix
Photographs and
Sign across the
photograph

At on in the presence
of:

WITNESSES

1. Signature

Name

Address

2. Signature

Name

Address

SCHEDULE A

[Project Land]

ALL THAT PIECE AND PARCEL OF LAND MEASURING 76.36 Acres of land at Mouza: Kamnara, J.L.No. 49, Sheet No. 2 and Mouza: Mirzapur, J.L. No.66, Sheet No.1, Police Station. Burdwan, District Purba Bardhaman

SL. No.	Mouza	J.L. No.	Plot Nos.	R.S. Khatian	Area (In Acres)
1	Mirzapur	66	386	3828	0.35
2	Mirzapur	66	6059	2407/3828	0.48
3	Mirzapur	66	461	2407/3828	1.60
4	Mirzapur	66	441	1294/3828	12.18
5	Mirzapur	66	443	3828	0.75
6	Mirzapur	66	544	2407/3828	0.30
7	Mirzapur	66	394	3828	2.57
8	Mirzapur	66	392	2407/3828	0.10
9	Mirzapur	66	390	3828	0.07
10	Mirzapur	66	393	3828	0.52
11	Mirzapur	66	388	3828	0.12
12	Mirzapur	66	6060	3828	0.55
13	Mirzapur	66	385	3828	0.59
14	Mirzapur	66	447	2407/3828	6.08

15	Mirzapur	66	448	3828	1.31
16	Mirzapur	66	452	3828	1.17
17	Mirzapur	66	453	2130- 3828	4.09
18	Mirzapur	66	459	610/181/3 828/4024/	2.33
19	Mirzapur	66	462	917/1640/ 1642/1795	0.26
20	Mirzapur	66	539	3828	0.07
21	Mirzapur	66	460	3828	0.10
22	Kamnara	49	1920	563/986-	7.20
23	Kamnara	49	2200	563/1219	1.80
24	Kamnara	49	2180	563/1219	9.81
25	Kamnara	49	2095	563/1219	0.78
26	Kamnara	49	2093	1219	0.66
27	Kamnara	49	2133	563/1219	1.28
28	Kamnara	49	2143	177/210/2	0.26
29	Kamnara	49	2092	1219	0.22
				Total:	57.60

SL. No	Mouza	J.L. No	Plot Nos	R.S. Khatian No.	Area (In Acres)
1	Mirzapur	66	387	1	0.52
2	Mirzapur	66	389	1	0.66
3	Mirzapur	66	391	1	0.54
4	Mirzapur	66	322	1	5.45
5	Mirzapur	66	440	1	1.06
6	Mirzapur	66	442	1	0.61
7	Mirzapur	66	438	1	0.87
8	Mirzapur	66	439	1	2.36
9	Mirzapur	66	445	1	3.35

10	Mirzapur	66	446	1	1.66
11	Mirzapur	66	6067	1	1.00
12	Mirzapur	66	540	1	0.12
13	Mirzapur	66	435	1	0.28
					18.48
14	Kamnara	66	2091	1	0.28
					0.28
				Total:	18.76

Total Area of land in Township Project Area

Mirzapur	Private Land	35.59 acres	54.07 acres
	Vested Land	18.48 acres	
Kamnara	Private Land	22.01 acres	22.29 acres
	Vested Land	0,28 acres	
Total:			76.36 acres

and known as “Upantika Mini Township”

[The Developable Zone]

The Zone being the plot of land, out of the Project Land described in the First Schedule, having a Total Area of **0._____ Acres** comprising in

R.S & L.R. Dag No.	Mouza	Area of Land
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres

Kamnara/Mirzapur	_____ Acres
Kamnara/Mirzapur	_____ Acres
Kamnara/Mirzapur	_____ Acres

and known as “Developable Zone”.

Part-II

[The Apartment Zone]

The Zone being the plot of land, out of the Project Land described in the First Schedule, having a Total Area of **0._____ Acres** comprising in

R.S & L.R. Dag No.	Mouza	Area of Land
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres
	Kamnara/Mirzapur	_____ Acres

and known as “Apartment Zone”.

(Apartment)

ALL THAT the Apartment bearing no. _____ having carpet area of _____ square meter (_____ square feet), corresponding to built-up area of _____ square meter (_____ square feet), corresponding to super built-up area of _____ square meter (_____ square feet), **type** **BHK**, on the _____ **th Floor** in **UPANTIKA-BLOCK-**_____ along with the right to park **One** _____ Park in the parking no. _____ admeasuring **135/25** square feet, as permissible under the applicable law and pro rata share in the common areas in the project named “Upantika” being constructed on the said Land and butted and bounded in the manner following:-

On the North by :
On the South by :
On the East by :
On the West by :

TOGETHER WITH Right to use the Common Areas here to fore written.

SCHEDULE B
(Floor Plan of the Apartment)
(Separately attached)

SCHEDULE C
(Payment Plan)
Installment Payment Schedule

Payment Schedule	Percentage of Amount (Rs.)	Percentage of Amount (Rs.)
Flat Type	2BHK	1BHK
On Application	Rs. 75,000	Rs. 75,000
Within 30 days (10% of total consideration money less application money)	10%	10%
After execution of Agreement for Assignment	10%	10%
On Completion of Foundation	10%	10%
On Completion of 1 st Floor Casting	15%	15%
On Completion of 3 rd Floor Casting	15%	15%
On Completion of Brick Work (Corresponding Floor)	15%	15%
On completion of Flooring Work	10%	10%
On Completion of Electrical Work (Corresponding Floor)	10%	10%
Before Possession	5%	5%

SCHEDULE D
SPECIFICATIONS, AMENITIES, FACILITIES

(WHICH ARE PART OF THE APARTMENT)

Foundation		RCC Pile foundation
Super Structure		RCC Structure
Wall	External	200 mm & 160 mm thick R.C.C
	Internal	160 mm & 100 mm thick R.C.C
Floor finish	Rooms	Vitrified tiles
	Balcony	Anti skid ceramic tiles
Kitchen	Floor	Anti skid ceramic tiles
	Platform	Granite counter, ceramic tiles dado upto 2ft height.
	Sink	Stainless steel
Toilet	Floor	Anti skid ceramic tiles
	Fittings	Reputed company CP fitting
	Commode	Western style
	Geyser	Provision in common toilet only.
	Wall	Ceramic tiles up to 7 ft height.
Windows		Aluminium powder coated glass windows.
Doors	Main door	Laminated flush door.
	Toilet door	PVC door
	Internal door	Flush doors
Wall finish	Exterior	Weather coat paint over concrete surface.
	Interior	POP over concrete surface
Electrical	Switches	Modular switches of reputed make
	Wiring	Concealed PVC copper wiring
	Telephone point	Provision in Living & Dining Hall
	TV point	Provision in living/dining & master bedroom
	Electrical points	Adequate light & fan points
	AC points	For 3BHK Flats : Provision for split AC in 2

		Nos. bedrooms & Living/ dining
		For 2BHK Flats : Provision for split AC in 1 No. bedroom & Living/dining
		For 1BHK Flats : Provision for split AC in 1 No. bedroom & Living/dining
DG back up		At extra cost @ _____ W (compulsory)
		Provision of Exhaust fan in toilet & kitchen.

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

- 1) 33 KV Sub Station and several distribution sub station
- 2) Sewerage Treatment Plant and Sewerage System
- 3) Water Body
- 4) Green Area including landscaped and hard-scaped areas
- 5) Main Roads & Cluster Roads
- 6) Drainage System.
- 7) Street Lights& street naming signage
- 8) Entrance Plaza
- 9) Peripheral Boundary Wall
- 10) CCTV cameras at ground floor entrance lobby
- 11) Sprinkler system in common corridor & lobby area and Hydrant valve with hose reel & hose pipe.

KEDHA MERCANTILE PVT. LTD.

A. Shalini
Authorised Signatory