

ANNEXURE A'
[See rule 9]

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this
_____ day of _____, 20 _____,

By and Between

1) SRI PRADIP DEY(PAN –ESSPD3668B)

2) SRI PABITRA KUMAR DEY (PAN- DYNPD5680M)both
are son of Late Kartick Chandra Dey, nationality
Indian, by caste Hindu, by profession Business,
residing at Baronilpur, Nutan Para, P.O.-Sripally, P.S.-
Burdwan Sadar, Dist. PurbaBardhaman, State of West
Bengal – 713103.

3) SMT HASI RANI DEY (ESSPD3666R) Wife of Late Kartick Chandra Dey, nationality Indian, by caste Hindu, by profession Business, residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S.- Burdwan Sadar, Dist. PurbaBardhaman, State of West Bengal – 713103.

herein after called the **“LAND OWNERS/ FIRST PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the **FIRST PART** and the First Part herein represented by their duly appointed Attorney / the Developer (duly appointed by the **OWNERS** of the **First Part**vide a REGISTERED DEVELOPMENT AGREEMENT dated 16.10.2023 being **Deed No. I-9777** for the year 2023 office of the A.D.S.R. BurdwanAND DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT DATEDDeed 22/12/2023 being no. **I-143**for the year 2023of A.D.S.R. BURDWAN)to the firmnamely :-

“BASUNDHARA DEVELOPERS” (a Partnership Firm) (**Pan Card No. ABCFB2038E**) having its registered office at 31 ,Shib Sankar Sarani ,Baburbag Paschim Para, P.O.- Rajbati, P.S.- Burdwan ,District :- PurbaBardhamanPincode :- 713104 (W.B.) India.

represented by its Partners -

1) MUKTAR MIA (PAN : AEKPM7987G), by faith Muslim, by Occupation, Business, resident of 31 ,Shib Sankar Sarani ,Baburbag Paschim Para, P.O.- Rajbati, P.S.- Burdwan ,District :- PurbaBardhamanPincode :- 713104 (W.B.) India.

2) MD ZAMIR ALI MALLICK (PAN - AZBPM8495K) S/O of Abdul Jabbar Mallick, by faith Muslim, by Occupation - Business, resident of Padua Shai, P.O.- Khandaghosh, P.S. - khandaghosh , District - PurbaBurdwan , Pin - 713101 (W.B.) India.

AND

“BASUNDHARA DEVELOPERS”(a Partnership Firm) (**Pan Card No. ABYFM9406F**)(**Pan Card No. ABCFB2038E**) having its registered office at 31 , Shib Sankar Sarani ,Baburbag Paschim Para, P.O.- Rajbati, P.S.- Burdwan ,District :- PurbaBardhamanPincode :- 713104 (W.B.) India.

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Hereinafter called the **DEVELOPER /CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **SECOND PART**.

AND

MR./MRS. [PAN :],
son/wife/ daughter of,
Nationality - Indian, by faith Hindu, by occupation
Service, resident of, P.O.-,
P.S. –, District –, Pin –
,hereinafter called and referred to as the
ALLOTTEE/PURCHASER/S (which expression shall unless
excluded by or repugnant to the context be deemed to
mean and include his/her/their heir(s), successor(s),
executor(s), administrator(s), representative(s) and
assign(s)) of the **THIRD PART**.

The Land Owners, the Promoter/Developer and
Allottee/Purchaser/s shall hereinafter collectively be
referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A.** The landed property more particularly described under
the **SCHEDULE "A"** herein below is lawfully owned and
possessed by the **OWNER/S** herein.

WHEREAS the OWNER is absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

AND WHEREAS the "A" Schedule property was Originally belonged to Previous owner namely Hasi Rani Dey.

AND WHEREAS after the said Hasi Rani Dey transferred her 01 Cotta 12 Chattak or 2.8875 Decimal land out of 04 Decimal of land in favour of her two sons namely Pradip Dey & Pabitra Kumar Dey by dint of registered Deed of Gift being no,- 6021 for 2020 of A.D.S.R. Burdwan.

AND WHEREAS after getting the said property said Pradip Dey & Pabitra Kumar Dey and Hasi Rani Dey are in exclusive passion in respect to said land fully mentioned in Schedule "A", their Names were duly being recorded in the finally published L.R. Record of Rights Vide L.R. Khatian no – 11064,11269 & 9491.

AND WHEREAS the Land owner namely Pradip Dey, Pabitra Kumar Dey and Hasi Rani Dey being absolutely seized and possessed and absolutely entitle of 1800 sqft. Or 40

chattak or 0.040 Acre(more or less) of land more fully and particularly described inschedule below is free from All encumbrance and decided to construct a multistoried building along with other co-shares over the aforesaid property by appointing a developer who can utilize their experience & capital.

AND WHEREAS the present OWNERS have obtained a **G+V** storied residential building plan containing several self contained Flats/Units/Parkings etc. from the Burdwan Municipality. But for want of time, experience and fund Theyare unable to proceed with such a project.

AND WHEREAS the OWNERSare in need of a firm/person/company, who will take up the **G+V** storied residential building project and compete the same by taking all sorts of steps for development & construction by providing fund from her/his/its/their own source.

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction & development of immovable properties.The OWNER approaches the DEVELOPER FIRM represented by its Partners to take up the **G+V**

storied residential building project and complete the same by providing fund from its own source.

AND WHEREAS the DEVELOPER FIRM represented by its Partners has agreed to take up the project and to construct **G+V** storied residential building over the “**A**” schedule property by providing its own fund as per sanctioned building plan issued by Burdwan Municipality.

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction & development of immovable properties. The OWNER approaches the DEVELOPER FIRM represented by its Partners to take up the **G+V** storied residential building project and complete the same by providing fund from its own source.

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storied residential building project and complete the same by providing fund from its own source.

AND WHEREAS the Owner/s of the First Part with an intent to construct a Multi-storied Flat Building (G+V) thereon their Schedule "A" mentioned property accordingly mutated their respective name/s with the settlement authority & also with the other authorities concern in respect of their said property in accordance to their respective share/s and even obtained a building plan sanctioned from the Competent authority (Burdwan Municipality) in their names to that effect.

AND WHEREAS thus the Owners herein becoming the lawful & exclusive owners of the aforesaid properties i.e. the said plots of land also more specifically described in the Schedule "A" herein below, got their names lawfully mutated with the settlement authority and even got their names mutated with the Burdwan Municipality in respect of the said Holding and also till date are discharging their all liabilities towards the State Of West Bengal & also towards the Burdwan Municipality

by paying its rents towards the State of West Bengal & the Municipal tax towards the Burdwan Municipality. The Owners till date are in joint & exclusive possession of the said property as aforesaid and as also more specifically described in the Schedule "A" herein below. The said Plots of land is measuring an area about **549.95 Sqm** or **5919.61 Sq.Ft.** be a little more or less, under the jurisdiction of the Burdwan Municipality is free from all sorts of encumbrances whatsoever.

- B.** The **OWNERS** even now jointly with an intent thus to develop their said plots of land together desired to give an effect to their said willingness being agreed to develop through the Promoter/Developer herein for developing their property and entered into a REGISTERED DEVELOPMENT AGREEMENT dated 16.10.2023 being **Deed No. I-9777** for the year 2023 office of the A.D.S.R. Burdwan And DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT DATED **Deed 22/12/2023** being no. **I-143** for the year 2023 of A.D.S.R. BURDWAN,

also empowered the Promoter/Developer to do with and / or act on their behalf for the purpose of the said development.

- **AND WHEREAS** for the purpose the owners have obtained lawful sanction of a **Building Plan** from the Burdwan Municipality for construction of a **G+V storied Building** there upon the “A” scheduled land vide Burdwan Municipality **Memo No –1128/E/VII-4. Dated. 12/10/2018** has been valid **3 yrs** and after that Authority Extended it up to **31-12-2025 being Memo No. 61/E/VII - 4 Dated 20-12-2024** is valid for Residential Purpose. and even as have already agreed, entrusted the Developer to construct the said Multi Storied building at its every cost and management, in accordance with the said sanctioned building plan.

C. The Said “A” Scheduled Land is earmarked for the purpose of building a G+V Residential project, comprising multistoried apartment buildings and the said project shall be known as “**MIRA APARTMENT**”(“Project”);

- D. The Promoter/Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Land Owners /Promoter / Developer regarding the said land on which Project is to be constructed have been completed;
- E. The Burdwan Municipality has granted the commencement certificate to develop the Project vide approval datedbearing No. **Memo No**
- F. The Promoter/Developer has obtained the final layout plan approvals for the Project from the Burdwan Municipality. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- G. The Promoter/Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ No. _____;
on _____ under registration
- H. That being interested in owning a residential flat the Allottee/Purchaser/s has/have agreed to purchase One-self contained residential Flat measuring **Sq.Ft. Carpet Area**, with **Sq.Ft. Balcony area**,**Sq.Ft. Covered Area**, and..... **Sq.Ft. Super**

built up area/Saleable area approximately , on the**Floor** , marked as **Flat No.**(also marked as Flat No. In the concerned Building Plan) and a **Covered Car Parking Space**, of an area ofSq.Ft. (more or less) in the **Ground Floor** of the said building, being marked , together with the undivided proportionate share or interest of the land and building (More particularly described under Schedule “B” here under), for a total consideration of Rs./-(Rupees) Only to be paid by allottee/ purchaser/s as per **Third Schedule ‘C’**written hereunder.

- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- J. The Parties for the purpose, to their satisfaction have gone through the title deeds & documents concerning the said project and also on proper scrutiny of the sanctioned building plan and the floor plan of the said project are signing this agreement.

- K. 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;
- L. 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;
- M. 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/Plot] and the garage/closed parking (if applicable) as specified in the concerned sanctioned building plan;

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

1. TERMS:

- Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the [Apartment] as specified in paragraph H;

The Total Price for the [Apartment] based on the carpet area _____ is

Rs. (Rupees.....
..... only ("**Total Price**")

[i.e. Rs. only for the said Apartment/Flat and Rs. only for the said Covered Parking space in the ground floor]:

Block/Building /Tower No.----- Rate of
Apartment per square feet

Apartment No.

Type : Residential

Floor :

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

Garage/Closed parking - 1 Price for 1

Garage/Closed parking - 2 Price for 2

[OR]

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

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/Plot];

(ii) The Total Price above includes/excludes Taxes (consisting of tax paid or payable by the Promoter by way of ValueAdded Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handingover the possession of the Apartment:

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

(iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in

(i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation.

In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

- (iv) The Total Price of Apartment includes: 1) pro rata share in the Common Areas; and 2).....the covered parking(s) as provided in the Agreement. The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee

by discounting such early payments @ _____ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.

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

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified

in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate proportionately as agreed in Clause 1.2 of this Agreement. Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below :

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

(iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project. It is made clear by the Promoter and the Allottee agrees that the Apartment along with the garage/closed

parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project. It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely **“MIRA APARTMENT”**

shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.

- The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the

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

- The Allottee has paid a sum of **Rs** , Rupees.....only) as booking amount being part payment towards the Total Price of the Apartment 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 as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

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

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve

Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE

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

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the 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 West Bengal Municipal Act & the Building Rules framed there under and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT/PLOT

Schedule for possession of the said Apartment: The

Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of

possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the

project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure or fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 30 days of receiving the occupancy certificate of the Project.

Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 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 clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

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

Cancellation by Allottee – The Allottee shall have the right to cancel/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.

Compensation –

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

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the 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.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- The Land Owners have absolute, clear and marketable title with respect to the said “A” Schedule Land; the Promoter has 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 Land Owners/Promoter have/has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
 - (iii) There are no encumbrances upon the said Land or the Project;
 - (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Apartment;
 - (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said “A” Schedule Land and Apartment are valid and subsisting and have been obtained by following due process of law.
- Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;

- (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 the Allottees;
- (x) The "A" 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 "A" 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;

(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;

(xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

- Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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

- 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 penal interest; or
- 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 specified in the Rules within forty-five days of receiving the termination notice:

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

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

- (i) In case the Allottee fails to make payments for two consecutive demands made by the 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 specified in the Rules.

- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutivemonthsafter notice from the Promoter in this regard, the Promoter shall cancel the allotment of theApartment in favour of the Allottee and refund the amount money paid to him by the allottee by deducting thebooking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

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

deficiencies/penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the Apartment.

12. DEFECT LIABILITY

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

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

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

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the “MIRA APARTMENT ”

(project name), shall be earmarked for purposes such as parkingspaces and services including but not limited to electric sub-station, transformer, DG set rooms, undergroundwater tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and otherpermitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and thebasements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be

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

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

Subject to Clause 12 above, the Allotteeshall, after taking possession, be solely responsible to maintain theApartmentat his/her own cost, in goodrepair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, orthe staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be inviolation of any laws or rules of any authority or change or alter or make additions to the Apartmentandkeepthe Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto,in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support,shelter etc. of the Building is not in any way damaged

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

any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment. 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.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and

use the said Apartment all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS

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

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

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

20. APARTMENT OWNERSHIP ACT

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

21. BINDING EFFECT

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

22. ENTIRE AGREEMENT

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

oral, if any, between the Parties in regard to the said apartment/building, as the case may be.

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

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

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

26. SEVERABILITY

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

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

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

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the 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 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. Hence this Agreement shall be deemed to have been executed at

30. NOTICES

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

M/s _____

Name of Allottee
(Allottee Address)
Promoter name
(Promoter Address)

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

31. JOINT ALLOTTEES

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

32. GOVERNING LAW

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

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this

Agreement,including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties,shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreementfor sale at _____ (city/town name) in the presence of attesting witness, signing as suchon the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1) _____

(2) _____

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1) _____

(Authorized Signatory)

WITNESSES:

1. Signature _____ Name –

Address _____

2. Signature _____ Name–

Address _____

THE FIRST SCHEDULE “A” REFERRED TO ABOVE

(Description of the Land)

Item No. 1 : All that the “Bastu” class of land, measuring a total area of **549.95 Sqmt or 5919.61 Sq.Ft.** (more or less) , lying and situated within the Ward No. 12 of the Burdwan Municipality , appertaining to the R.S.Plot No.2139, 2140, 2141, 2142, under R.S. Khatian No. 672 , corresponding to the L.R. Plot No. , LR Plot - 2213, 2214, 2215, 2216 ,under present L.R.Khatian No. 9207, 9206, 10257, 11269, 9491 of Mouza – **Balidanga**, J.L. No. 12, P.S. – Burdwan

Sadar, Holding No. 252 ,B N Nutun
ColonyMahalla, within the jurisdiction of
Burdwan Municipality, A.D.S.R. Office Burdwan
P.S. Burdwan Sadar, Dist. PurbaBardhaman, in
the State of West Bengal

Butted and bounded by :

In the North : House of Mahadev Roy

In the East : 12 wide unnamed Municipality Road

In the South : House of Sujit Biswas

In the West : Pond

THE SECOND SCHEDULE 'B' REFERRED TO ABOVE

(Description of the Flat & the Car Parking Space)

ALL THAT piece and parcel of one-self contained
residential Flat, measuringSq.Ft. Carpet area, with
..... Sq.Ft. Balcony area,Sq.Ft. Covered Area and
.....Sq.Ft. Super built up area approximately , on the
Floor (..... side) ,being **Flat No.** and a Covered Car

Parking Space , measuring an area of 120Sq.Ft. more or less ,being No., in the Ground Floor , of the G+4 Storied Building named“**MIRA APARTMENT**”, on the above “A” Scheduled land, together with undivided proportionate share or interestof the “A” Scheduledland ,also with the rights of enjoyment of all the common facilities and other civic amenities provided.

THE THIRD SCHEDULE “C” REFERRED TO ABOVE

(PAYMENT SCHEDULE)

PART – I

TOTAL AGREED CONSIDERATION MONEY : Rs.
(Rupees) Only (excluding GST)
and that is Rs. only for thesaid Flat being Flat No. on the floor (..... side) and Rs. only for the said Covered Car Parking Space being No. in the Ground Floor of the said G+4 storied building namely “**MIRA APARTMENT**”.

PART - II

(Payment Schedule)

PAYMENT SCHEDULE

The total agreed consideration money of Rs..... only (excluding GST) as mentioned in Part – I above is to be paid to the Developer by the Purchaser/s in the following manner;

- 1) The Purchaser/s have already paid to the Developer, an amount _____ of Rs. of the total agreed consideration (excluding GST) vide Ch. No., at the time of booking and on or before execution of this agreement .
- 2) The Purchaser/s shall pay to the Developer, on demand, an amount _____ of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of First Floor Roof Casting of the said G+4 storied building.
- 3) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque / RTGS of the total agreed consideration (excluding GST) at the time of Second Floor Roof Casting of the said G+4 storied building.

- 4) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Third Floor Roof Casting of the said G+4 storied building.
- 5) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Fourth Floor Roof Casting of the said G+4 storied building.
- 6) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Brick work of the 'B' Scheduled Flat/Unit.
- 7) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Inside - Outside Cement plastering of the 'B' Scheduled Flat/Unit.

- 8) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Flooring of the 'B' Scheduled Flat/Unit.
- 9) The Purchaser/s shall pay to the Developer, on demand, an amount of Rs. vide Cheque/RTGS of the total agreed consideration (excluding GST) at the time of Flooring of the 'B' Scheduled Flat/Unit.
- 10) The Purchaser shall pay to the Developer, an amount of Rs. and/or the balance consideration money & separately the other outgoings at the time of execution & registration of the concerned Deed Of Conveyance.

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

[The Internal Specification may be alter subject to the demand of the parties]

1. Foundation: R.C.C. Foundation.

2. Floor : Marble/Victified.
3. Walls : 8'' Outside Wall, 5'' flat to flat Partition, 3// Internal Partition, Stair Case wall 5''.
4. Doors : All doors will be Flash doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : One Kitchen with Black stone marbel cooking Slab, 2 ft. High glaze tiles above Black stone, Steel Sink, One exhaust fan-hole.
One bib cock
6. Toilet : Victifiedunished flooring, Glazed tiles upto 5// height from floor. 2 bib cock, One Shower, One Gyzer point
7. Dining : One Tap point
8. Window : Aluminium channel glass fitting window.
9. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe), P.V.C. Shower (Bathroom), Deep tube well connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C. man hole, Septic tank R.C.C. casting.

10. Sanitary : 1 Pan / Comode in each toilet.
11. Electricity : Total Conceal wiring P.V.C. Electricity Board with Switch D.P. Box (one P.V.C. main with indicators) Ground one iron main switch.
12. Interior Wall: Wall Putty.
13. Balcony : Vitrified-tiles or KG finished flooring.
14. Electricity point : 20 Electric point in each Flat out of which One AC point & One Gyzer point
15. External Boundary wall with Gate : Boundary wall will cover a total area with one gate.
16. Stair : IPS finished.
17. Lobby : Marble finished.

THE THIRD SCHEDULE "D"

(DESCRIPTION OF THE SPECIFICATION OF CONSTRUCTION)

- FOUNDATION : R.C.C. foundation
- FLOOR : Marble/Vitrified

- WALLS : 08" outside walls, 5" flat to flat partition, 3" internal partition, Stair Case wall 5"
- DOORS : All doors will be flash doors excluding toilets & kitchens which will be PVC doors.
- KITCHEN : One kitchen with Black stone marble cooking slab, 2ft High Glaze tiles above black stone, Steel sink, One exhaust fan-hole One bib cock .
- Dining : One Tap point
- TOILET :Victifiedunished flooring, Glazed tiles upto 5// height from floor. 2 bib cock, One Shower, One Gyzer point
- WINDOW :Aluminum Channel glass fitting window.
- PLUMBING : Outside pipe PVC, Conceal PVC(water connection pipe), PVC Shower (bathroom), Deep tube well connected to water tank (for water supply to each flat) SW line with PVC manhole, Septic tank RCC casting.
- SANITARY : One Pan/Commode in each toilet.

- ELECTRICITY : Total Conceal wiring PVC Electricity Board with Switch DP Box (One PVC main with indicators), Ground 1 iron main switch.
- INTERIOR WALL : Wall Putty.
- BALCONY : Vitrified tiles flooring.
- ELECTRICITY POINT: 20 Nos. Electric point in each flat out of which One AC point & One Gyzer point
- EXTERNAL BOUNDARY WALL WITH GATE: Boundary walls will cover a total area with one Gate.
- STAIR : IPS finished.
- Lobby : Marble finished.

THE SCHEDULE “E” ABOVE REFERRED TO

(COMMON AREAS AND FACILITIES)

SECTION A:

- i) Stair Case & Stair Case Landings.
- ii) Lift.

- iii) Passage for entrance.
- iv) Pump.
- v) Electric Meter Room/Space.
- vi) Septic Tank/s.
- vii) Boundary Walls.
- viii) Over Head water tank.

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