

**AGREEMENT FOR SALE (WITHOUT POSSESSION)**

This Agreement for Sale ("Agreement") is executed on this the [\_\_\_\_] day of [\_\_\_\_], 2025

**BY AND BETWEEN**

**VENDORS:**

**ARYAN**  
*Aryan Chatterjee*  
Proprietor

1. **(a) ARYAN TECHNOCON PVT LTD.** (PAN: - AAOCA1217G), a Private Limited Company having CIN No. U45400WB2016PTC209484 having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, represented by its Director namely **MR. BIMAL ROY**, (PAN: AFWPR5965E) son of Late Gopal Chandra Roy, by faith – Hindu, by Occupation – Business, residing at 22, Green Avenue, P.S. Survey Park, P.O. Santoshpur, District – South 24 Parganas, Kolkata, West Bengal, India, Pin – 700075 **(b) MRS. ANITA PRASAD** (PAN: AXTPP1607Q) daughter of Mr. Awadhinath Prasad, by faith – Hindu, by Occupation – Other, by Nationality- Indian, residing at Raghunathpur, Ward No. 8, P.O. & P.S. Raghunathpur, West Bengal, 723133, **(c) MR. KAUSHIK NASKAR**, (PAN- AELPN7624L), son of Mr. Rabidas Naskar, by Faith Hindu, by Occupation Business, by Nationality- Indian, residing at 1/56, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata, West Bengal, 700078, **(d) MRS. KRISHNA NASKAR**, (PAN-AIKPN2747D), wife of Mr. Kaushik Naskar, by Occupation- Housewife, by Faith-Hindu, by Nationality- Indian, residing at 1/56, Sucheta Nagar, P.O. Haltu, P.S. Garfa, Kolkata, West Bengal, 700078, **(e) MR. SOUMYENDRA NATH GHOSH**, (PAN- ADAPG3905D), son of Late Khagendra Nath Ghosh, by Faith Hindu, by Nationality Indian, by Occupation Others, residing at 3E, Panchanantala Road, Near AMRI Hospital, Dhakuria, Sarat Bose Road, Kolkata, West Bengal, 700029, **(f) MRS. SHEELA SAROJINI** (PAN AQWPS1955L), wife of Mr. Soumyendra Nath Ghosh, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 3E, Panchanantala Road, Near AMRI Hospital, Dhakuria, Sarat Bose Road, Kolkata, West Bengal, 700029, **(g) SMT. MANU BHATTASALI**, (PAN- AHBPB6779R), wife of Late Pijush Bhattasali, by Faith Hindu, by Nationality Indian, by Occupation Retired, residing at 40, Sarat Pally, Boral Main Road, P.S. Garfa, Kolkata- 700084, hereinafter called and referred to as the VENDORS/OWNERS (which terms or expression shall unless excluded by or repugnant to the context thereof shall to mean and include its successors or successors-in-office/interest and/or assigns) of the FIRST PART;

**AND**

**PROMOTER:**

- 1) **M/S ARYAN**, a proprietorship firm having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata, West Bengal, India, Pin - 700075 represented by its proprietor **MR. ATANU CHATTERJEE**, [PAN: AHOPD6541L] son of Late Dipankar Deogharia by faith – Hindu, by Occupation – Business, residing at Narayani Apartment, 4<sup>th</sup> Floor, 809, Madurah, P.S. Anandapur, District – South 24 Parganas, Kolkata, West Bengal, India, Pin – 700 107 hereinafter referred to as “**THE DEVELOPER/PROMOTER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **ONE PART**;

**ALLOTTEE(S):**

\_\_\_\_\_, [ADHAAR:&PAN: ] S/W/D/o \_\_\_\_\_, By Faith - Hindu,  
By Nationality - Indian, By Occupation - \_\_\_\_\_, residing at  
\_\_\_\_\_ West Bengal India; hereinafter referred to as  
“**ALLOTTEE/BUYER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **OTHER PART**;

The Owners, Promoter and Allottees shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

## **DEFINITIONS AND INTERPRETATIONS**

### **A. Definitions**

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

- a. **“Bungalow”** shall mean Bungalow No \_\_\_\_\_ more fully described in schedules below;
- b. **“Bungalow Type”** shall mean \_\_\_\_\_ more fully described in the schedules below
- c. **“Act”** means the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016)
- d. **“Rules”** means the West Bengal Real Estate (Regulation and Development) Rules, 2021
- e. **“Regulations”** means the Regulations made under the West Bengal Real Estate (Regulation and Development) Rules, 2021
- f. **“Section”** means section of the Act.
- g. **“Bungalow Plan”** shall mean the plan for construction of the New Bungalow having sanction number \_\_\_\_\_ by concerned authority and include all sanction able modifications thereof and/or alterations thereto as may be made by the Developer with the approval of the Architects and/or the concerned authorities.
- h. **“Co-owners”** shall mean (a) all the ALLOTTEES of Units in the Building Complex excepting those who (i) have either not been delivered possession of any Unit or (ii) have not got the conveyance deed in respect of any Unit to be executed and registered in their favour; and (b) for all Units which are not alienated by execution of deed of conveyance or whose possession are not parted with by the Vendor or the Promoter, as the case may be.
- i. **“Promoter”** shall mean **M/S ARYAN**, a proprietorship firm having its registered office at C/47, Survey Park, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata, West Bengal, India, Pin - 700075 represented by its proprietor **MR. ATANU CHATTERJEE, [PAN: AHOPD6541L]** son of Late Dipankar Deogharia by faith – Hindu, by Occupation – Business, residing at Narayani Apartment, 4<sup>th</sup> Floor, 809, Madurah, P.S. Anandapur, District – South 24 Parganas, Kolkata, West Bengal, India, Pin – 700 107, hereinafter referred to as **“THE PROMOTER”**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns);
- j. **“Development Agreement”** shall mean the separate agreement for construction and development and include any modifications thereof as agreed between the Vendor and the Promoter in writing which are mentioned herein below:

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**k. “Common areas” mean**

- i) The entire land for the real estate project or where the project is developed. in phases and registration under the law is sought for a phase, the entire land for the phase;
- ii) The fire escapes and common entrances and exits of cluster;
- iii) The parks, play areas, open parking areas and common storage spaces;
- iv) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staff or for the lodging of community service personnel;
- v) Installation of central services such as electricity, gas, water and sanitation, air-conditioning, system for water conservation renewable energy;
- vi) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installation for common use;
- vii) All community and commercial facilities as provided in the real estate project;

viii) All other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use;

1. **“ALLOTTEES”** shall mean one or more ALLOTTEESs named above and include:-
- in case of an individual, his/her heirs executors administrators legal representatives and/or assigns;
  - in case of a HUF, its members for the time being their respective heirs executors administrators legal representatives and/or assigns;
  - in case of a partnership firm or LLP, its partners for the time being their respective heirs executors administrators legal representatives and/or assigns and in case of LLP shall also include its successors or successors-in-office and/or assigns;
  - in case of a Company, its successors or successors-in-office and/or assigns;
  - in cases not falling within any of the above categories, the constituent of the ALLOTTEES as its nature and character permits and their heirs legal representatives or successors as the case may be and/or assigns.

m. **“Vendor”** ..... shall  
mean....., and  
include its and each of its successors or successors-in-office and/or assigns;

- n. Words importing masculine gender shall according to the context mean and construe feminine gender and/or neuter gender as the case may be; Similarly words importing feminine gender shall mean and construe masculine gender and/or neuter gender; Likewise words importing neuter gender shall mean and construe masculine gender and/or feminine gender;

Words importing singular number shall according to the context mean and construe the plural number and vice versa. Similarly words importing SINGULAR NUMBER shall include the PLURAL NUMBER and vice versa;

## WHEREAS

.....  
.....

The Said Property is earmarked for the purpose of building a residential project comprising of G+1 Storied Bungalows and car parking spaces and the said project shall be known as **Aryan E’ Villas, PHASE II (“Said Complex”)**.

- A. The Owner is the absolute and lawful owner of totally admeasuring ..... sq.ft., more or less situated at Mouza- Langalberia, J.L. No. 88, Langalberia Gram Panchayat, Nayabad, P.O. – Dakshin Gobindapur, P.S. Sonarpur, Kolkata- 700145, District- South 24 Parganas vide ..... dated ..... registered in the office of the ..... and recorded in Book No. ...., Volume No. ...., at pages from ..... to ....., Being No. .... for the year .....

- B. The Owner and the Promoter have entered into separate development agreement and Development Power of Attorney (“Development Agreement & Development Power of Attorney”) with the Vendor \_\_\_\_\_ for the purpose of development by the Promoter a real estate project over the Land in the following manner:

	<b>Landowner</b>	<b>Deed No. and Year</b>	<b>Book No.</b>	<b>Vol. No.</b>	<b>Page</b>	<b>Registry Office</b>
1.	<b>ANITA PRASAD,KAUSHIK NASKAR,KRISHNA NASKAR,SOUMYENDRA GHOSH,SHEELA SAROJINI</b>	<b>18051/2024</b>	<b>I</b>	<b>1904-2024</b>	<b>941317-941371</b>	<b>A.R.A-IV,KOLKATA</b>
2.	<b>M/S ARYAN TECHNOCON PRIVATE LIMITED</b>	<b>16992/2024</b>	<b>I</b>	<b>1904</b>	<b>888268-888315</b>	<b>A.R.A. – IV, KOLKATA</b>
3.	<b>MR. ASHIM GHOSH ALIAS ASHIM KUMAR GHOSH, MRS. ATASHI MAZUMDAR, MRS. SURABHI MUKHERJEE, MRS. JULIE SARKAR, MR. PARIMAL SARKAR, MRS. SHIKHA ROY, AND MR. GOUTAM MODAK,</b>	<b>16993/2024</b>	<b>I</b>	<b>1904</b>	<b>887560-887709</b>	<b>A.R.A. – IV, KOLKATA</b>
4.	<b>MANU BHATTASALI</b>	<b>06924/2025</b>	<b>I</b>	<b>1902-2025</b>	<b>337037-337080</b>	<b>A.R.A. – II, KOLKATA</b>

- C. The Said Land is earmarked for the purpose of building a bungalow project, comprising G+I multistoried bungalow and the said project shall be known as “Aryan E Villas Phase II” ("Project");
- D. The Owners and the Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the title of the Owners to the Said Property and the Promoter’s right and entitlement to develop the Said Property on which inter-alia the Project is to be constructed have been completed.
- E. The Promoter has applied to the Langalberia Gram Panchayat/ Samity/ Sanction Authority for commencement certificate to develop the project and the same has been approved vide approval dated \_\_\_\_\_ herein permit no. \_\_\_\_\_;
- F. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project from Concerned Authority i.e. Langalberia Gram Panchayat/ Samity/ Sanction Authority.
- G. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at no..... ; on ..... under registration

- H. The ALLOTTEES had applied for a Bungalow in the Project dated \_\_\_\_\_ and has been allotted Bungalow no \_\_\_\_\_ having Built Up Area of \_\_\_\_\_ and Carpet Area of \_\_\_\_\_ Sq. Ft. Bungalow on a land area of \_\_\_\_\_ Katha (\_\_\_\_\_ Decimals) and having built up area of \_\_\_\_\_ Sq. Ft. on the Ground Floor, \_\_\_\_\_ Sq. Ft. on the First Floor and \_\_\_\_\_ Sq. Ft. of Stair Head and Attic Room, (hereinafter referred to as the “Bungalow” more particularly described in Schedule A and the floor plan of the Bungalow is annexed hereto and marked as Schedule B)

AREA	Square feet.
Carpet Area	Sq. Ft.
Built up Area	Sq. Ft.
Land Area	Katha (___ Decimals)

- I. The Parties have gone through all the terms and conditions, covenants set out in this Agreement and understood the mutual rights and obligations detailed herein. On demand from the ALLOTTEES, the Promoter has given inspection to the ALLOTTEES of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as required by law.

J. ....[Please enter any additional disclosures/details]

- 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 ALLOTTEES hereby agrees to purchase the Bungalow mentioned in para F on ownership basis.

**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 ALLOTTEES and the ALLOTTEES hereby agrees to purchase the Bungalow as specified in the Schedule below.

1.2 The Total Price for the Bungalow including GST based on the carpet area is **Rs.**  
 \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **Only**) ("Total Price"):

Cluster: _____ Carpet Area : _____ Square Feet Built-up Area: _____ Square Feet Bungalow Number: _____ Land Area : _____ Katha			
	Bungalow Cost	GST	Bungalow Cost including GST
<b>TOTAL PRICE (In Rupees)</b>			

**1.3 Explanation:**

- i. The Total Price above includes the booking amount paid by the ALLOTTEES to the Promoter towards the Bungalow;
- ii. (The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T. 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 Bungalow to the ALLOTTEES 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 ALLOTTEES 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 law, the same shall not be charged from the ALLOTTEES;

- iii. The Promoter shall periodically intimate in writing to the ALLOTTEES, the amount payable as stated in (i) above and the ALLOTTEES shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the ALLOTTEES 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 Bungalow includes recovery of price of land, construction of [not only the Bungalow but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Bungalow, water line and plumbing, finishing with paint, marbles, tiles, doors, windows 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 [Bungalow and the project. The total price

is escalation-free, save and except increases which the ALLOTTEES hereby agrees to pay due to increase on account of development charges payable to the competent authority and/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 ALLOTTEES for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation in effect along with the demand letter being issued to the ALLOTTEES, 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 law, the same shall not be charges from the ALLOTTEES.

- v. The Total Price does not include the Extra costs which shall be paid by the ALLOTTEES on issuance of Demand Notice and the Promoter will accept payment of consideration and/or any other sum of money towards Extra Charges or Deposits only from the Allottee or the Co-Allottee and/or from the Bank or Financial Institution from whom the Allottee has obtained Housing Loan. Payment from any other third party other than the Allottee/CoAllottee will not be accepted. Payment shall be deemed to have been made when credit is received for the same by the Promoter in its account. The Allottee shall submit the Cheques/ Drafts etc at the office of the Promoter against proper receipt issued by the Authorised person of the Promoter as otherwise if any cheque is misplaced , the Allottee will be fully responsible for the same.
  - a. The Extra Costs shall include the Allottee's cost charges and expenses for procuring Power Backup for electricity for the Project being the lump sum of Rs. \_\_\_\_\_/-.
  - b. The Extra Costs shall include the one time non refundable admission fee/charges of clubhouse facilities which are common to the entire project which will be proportionately paid by the allottees amount to Rs. \_\_\_\_\_/- .
  - c. The Extra Costs shall include the one year advance payment of Maintenance Charges to provide and maintain essential services in the Project being a sum of Rs. \_\_\_\_\_/-
  - d. The Extra Costs shall include the Legal and Documentation Charges for the execution and registration of Agreement for Sale and Deed of Conveyance which shall be done by the Advocate/Lawyer appointed by the Promoter/Owners being a sum of Rs. \_\_\_\_\_/-.

1.4 The ALLOTTEES(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

1.5 The Promoter may allow, in its sole discretion a discount of Rs \_\_\_\_\_ per Sq. ft on built up area only subject to if the ALLOTTEES pays the full amount at the time of the



Agreement. The provision for allowing discount and such rate of discount shall not be subject to any revision/withdrawal, once granted to an ALLOTTEES by the promoter.

- 1.6 It is agreed that the Promoter shall not make any additions and alternations 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 Bungalow, plot or building, as the case may be, without the previous written consent of the ALLOTTEES as per the provisions of the law.

Provided that the Promoter may make such minor additions or alternations as may be required by the ALLOTTEES, or such minor changes or alternations as per the provisions of the law.

- 1.7. The promoter shall confirm to the final carpet area that has been allotted to the ALLOTTEES 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 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 ALLOTTEES 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 ALLOTTEES. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the Bungalow, allotted to ALLOTTEES, the Promoter may demand that from the ALLOTTEES 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.

- 1.8. Subject to para 9.3 the Promoter agrees and acknowledges, the ALLOTTEES shall have the right to the Bungalow as mentioned below:

- i. The ALLOTTEES shall have exclusive ownership of the Bungalow;
- ii. The ALLOTTEES shall also have undivided proportionate share in the Common Areas. Since the share interest of ALLOTTEES in the Common Areas is undivided and cannot be divided or separated, the ALLOTTEES 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 law;
- iii. That the computation of the price of the Bungalow includes recovery of price of land, construction of [not only the Bungalow but also ] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Bungalow, water line and plumbing, finishing with paint, tiles, doors, windows fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Bungalow and the Project;
- iv. The ALLOTTEES has the right to visit the project site to assess the extent of development of the project and his Bungalow /plot, as the case may be as per prior appointment with Promoter

- 1.9. It is made clear by the Promoter and the ALLOTTEES agrees that the Bungalow along with Car 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 ALLOTTEES. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the ALLOTTEESs of the Project.

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

- 1.10. The Promoter agrees to pay all outgoings before transferring the physical possession of the Bungalow to the ALLOTTEESs, which it has collected from the ALLOTTEESs, 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 mortgage 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 ALLOTTEESs or any liability, mortgage loan and interest thereon before transferring the Bungalow to the ALLOTTEESs, 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.
- 1.10.1 It is agreed that after registration of the conveyance deed the Allottee shall not make any addition or alterations in the sanction plan, Bungalow layout plan, Front, Back and Side Lawn areas of the Bungalow, parking area of the Bungalow and in the roof of Bungalow. The Allottee further agrees not to change or modify the colour of exterior paint and the design of exterior elevation of the Bungalow in future after registration of Conveyance Deed.
- 1.11. The ALLOTTEES has paid a sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only)** as booking amount being part payment towards the Total price of the Bungalow at the time of application the receipt of which the Promoter hereby acknowledge and the ALLOTTEES hereby agrees to pay the remaining price of the Bungalow 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 ALLOTTEES delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules i.e. in case of delay of payment by the ALLOTTEES, the ALLOTTEES shall be liable to pay interest on due amount and under section 13, the rate of interest shall be the State Bank Of India Prime Lending Rate plus two percent per annum.

## **2. MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the ALLOTTEES shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [through A/c Payee

cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **M/S ARYAN**.

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

- 3.1. The ALLOTTEES, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendments/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 fulfil its obligations under this Agreement. Any refund, transfer or 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 ALLOTTEES 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 part 3.1 above.

The ALLOTTEES shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the ALLOTTEES subsequent to the signing of this Agreement, It shall be the sole responsibility of the ALLOTTEES 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 ALLOTTEES and such third party shall not have any right in the application/allotment of the said Bungalow applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the ALLOTTEES only.

**4. ADJUSTMENT/APPROPRIATION OF PAYMENTS**

The ALLOTTEES authorizes the Promoter to adjust appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the ALLOTTEES against the Bungalow, if any, in his/her name and the ALLOTTEES 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 Bungalow to the ALLOTTEES and the common areas to the association of ALLOTTEES or the Competent authority, as the case may be.

**6. CONSTRUCITON OF THE PROJECT/BUNGALOW :**

The ALLOTTEES has seen the proposed layout plan, specifications, amenities and facilities of the Bungalow 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 West Bengal Building Rule and shall not have an option to make any variation/alteration/modification in such plans, other than in the manner provided under the law, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

## **7. POSSESSION OF THE BUNGALOW:**

- 7.1 Schedule for possession of the said Bungalow – The Promoter agrees and understands that timely delivery of possession of the Bungalow to the ALLOTTEES and the common areas to the association of ALLOTTEESs or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Bungalow along with ready and complete common areas with all specifications, amenities and facilities of the project in place on ..... unless there is delay or failure due to war, flood, Pandemic drought, fire, cyclone, earthquake or any other calamity caused by nature affective 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 ALLOTTEES agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Bungalow.

Provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The ALLOTTEES agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure condition, then this allotment shall stand terminated and the Promoter shall refund to the ALLOTTEES the entire amount received by the Promoter from the allotment within 45 days from the date. The promoter shall intimate the ALLOTTEES about such termination at least thirty days prior to such termination. After refund of the money paid by the ALLOTTEES, the ALLOTTEES 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 Bungalow, to the ALLOTTEES in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the ALLOTTEES shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the ALLOTTEES in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The ALLOTTEES, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of ALLOTTEESs, as the case may be after the issuance of the completion certificate for the Project. The promoter shall hand over the occupancy certificate of the Bungalow, as the case may be, to the ALLOTTEES at the time of conveyance of the same.

- 7.3 **Failure of ALLOTTEES to take Possession of Bungalow** - Upon receiving a written intimation from the Promoter as per para 7.2, the ALLOTTEES shall take possession of the Bungalow 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 Bungalow to the ALLOTTEES. In case the ALLOTTEES fails to take

possession with the time provided in para 7.2 such ALLOTTEES shall continue to be liable to pay maintenance charges as specified in para 7.2.

- 7.4 Possession by the ALLOTTEES :-** After obtaining the occupancy certificate and handing over physical possession of the Bungalow to the ALLOTTEESs, 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 ;  
[Provide that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of ALLOTTEESs or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

- 7.5 Cancellation by ALLOTTEES-** The ALLOTTEES shall have the right to cancel/withdraw his allotment in the Project as provided in the law:  
Provided that where the ALLOTTEES 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 ALLOTTEES shall be refunded by the promoter to the ALLOTTEES within .....of such cancellation without any interest and compensation.

- 7.6 Compensation-** The Promoter shall compensate the ALLOTTEES 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 provide under the law 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 Bungalow (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 Promoter on account of suspension or revocation of the registration under law, or for any other reason, the Promoter shall be liable, on demand to the ALLOTTEESs, in case the Allotee 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 Bungalow, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the law within forty-five days of it becoming due ;

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

## **8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

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

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land; the requisite right 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 Authority to carry out development of the Project;

- (iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Bungalow;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Bungalow 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 Bungalow 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 ALLOTTEES 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 Bungalow which will, in any manner, affect the rights of ALLOTTEES under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Bungalow to the ALLOTTEES 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 Bungalow to the ALLOTTEES and the common areas to the association of ALLOTTEESs 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, premium, 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:**

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 Bungalow to the ALLOTTEES within the time period specified in para 7.1 or fails to complete the project with 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 Bungalow shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

- (ii) Discontinuance of the Promoter's business as a Promoter on account of suspension or revocation of his registration under the provisions of the law or the rules or regulations made thereunder.

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

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

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

- (i) In case the ALLOTTEES fails to make payments for consecutive demands may by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the ALLOTTEES 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 ALLOTTEES under the condition listed above continues for a period beyond 3 (Three) consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Bungalow in favour of the ALLOTTEES and refund the money paid to him by the ALLOTTEES by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated;  
Provided that the promoter shall intimate the ALLOTTEES about such termination at least thirty days prior to such termination.

#### **10. CONVEYANCE OF THE SAID BUNGALOW:**

The Promoter on receipt of the Total Price of the Bungalow as per para 1.2 under the Agreement from the ALLOTTEES, shall execute a conveyance deed and convey the title of the Bungalow together with proportionate indivisible share in the Common Areas with 6 months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the ALLOTTEES:

[Provided that, in the absence of local law, the conveyance deed in favour of the ALLOTTEES shall be carried out by the promoter within 6 months from the date of issue of occupancy certificate]. However, in case the ALLOTTEES Fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the ALLOTTEES 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 ALLOTTEES.

#### **11. MAINTENANCE OF THE SAID BUILDING/BUNGALOW/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 ALLOTTEESs

upon the issuance of the completion certificate of the project. The cost of such maintenance in advance for 1 (One) year has been included in the Extra Costs of the Bungalow.

**12. DEFECT LIABILITY:**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of the 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 ALLOTTEES from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 60 (Sixty ) 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 law.

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

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

**14. RIGHT TO ENTER THE BUNGALOW FOR REPAIRS:**

The Promoter/maintenance agency/association of ALLOTTEES shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the ALLOTTEES agrees to permit the association of ALLOTTEES and/or maintenance agency to enter into the Bungalow 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:**

It is hereby agreed between the parties that the ALLOTTEES will use the said BUNGALOW for residential purpose and no commercial, business or professional purpose including without limitation, as a doctor's chamber, diagnostic or testing unit, nursing home, computer or educational training centre, coaching centre, music or dance centre, repairing centre, commercial guest house, spa, massage parlour, Club, Eatery, boarding house, lodge, business centre, etc or for commercial, illegal or immoral purposes and activities will be carried out in the said premise. It is also hereby agreed between the parties that the ALLOTTEES will not let out the said premise on daily/weekly rent basis and if such thing is found the management/association is liable to take action in accordance with law. However the ALLOTTEES are free to rent out the said premise for a long term lease or as leave and license for 11 months as may deem fit. It is also been agreed between the parties that the ALLOTTEES will not use the said Bungalow for motel purpose or shall not use as Hotel Purpose.

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the **ARYAN E'VILLAS PHASE-II**, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks. Pump rooms, maintenance and service rooms, fire-fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans.



The ALLOTTEES 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 ALLOTTEESs formed by the ALLOTTEESs for rendering maintenance services.

**16. COMPLIANCE WITH RESPECT TO THE BUNGALOW:**

- 16.1. Subject to para 12 above, the ALLOTTEES shall after taking possession, be solely responsible to maintain the Bungalow 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 Bungalow or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions or change the color of the Bungalow and keep the Bungalow, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.
- 16.2 The ALLOTTEES further undertakes, assures and guarantees that he/she would not put any sign-board, neon light, publicity material or advertisement material etc. on the façade of the Bungalow or anywhere on the exterior of the Project, buildings therein or Common Areas. The ALLOTTEES assures that he/she may put a nameplate provided that it is in conformity with the font style provided by the Developer company. The ALLOTTEESs 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 ALLOTTEES shall not store any hazardous or combustible goods in the Bungalow or place any heavy material in the common passages of the Project. The ALLOTTEES shall also not remove any wall including the outer and load bearing wall of the Bungalow and cannot alter the design of the designated Bungalow and also cannot carry out any commercial activities in the Bungalow.
- 16.3 The ALLOTTEES shall plan and distribute its electrical load in the conformity with the electrical system installed by the Promoter and thereafter the association of ALLOTTEESs and/or maintenance agency appointed by association of ALLOTTEESs. The ALLOTTEES shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- 16.4 The Allottees shall not in any way construct any roof or any shed in the top of the Bungalow.

**17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

The Parties are entering into this Agreement for the allotment of a Bungalow 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/Plot], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Plot]/ 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, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(i.e.) and disclosed, except for as provided in the law.

**19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Bungalow 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 ALLOTTEES who has taken or agreed to take such Bungalow.

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

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

**21. BINDING EFFECT:**

Forwarding this Agreement to the ALLOTTEES by the Promoter does not create a binding obligation on the part of the Promoter or the ALLOTTEES until, firstly, the ALLOTTEES 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 ALLOTTEES and secondly, appears for registration of the same before the concerned Sub-Registrar (A.D.S.R. Bishnupur) as and when intimated by the Promoter. If the ALLOTTEES(s) fails to execute and deliver to the Promoter this Agreement within 30(thirty) days from the date of its receipt by the ALLOTTEES 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 ALLOTTEES for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the ALLOTTEES, application of the ALLOTTEES shall be treated as cancelled and all sums deposited by the ALLOTTEES in connection therewith including the booking amount shall be returned to the ALLOTTEES 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 Bungalow/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 ALLOTTEES/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 Bungalow and the Project shall equally be applicable to and enforceable against and by any subsequent ALLOTTEESs of the Bungalow, in case of a transfer, as the said obligations go along with the Bungalow for all intents and purposes.

**25. WAIVER NOT A LIMITATION TO ENFORCE:**

25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the ALLOTTEES in not making payments

as per the Payment Plan [Schedule-C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the ALLOTTEES that exercise of discretion by the Promoter in the case of one ALLOTTEES shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other ALLOTTEESs.

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

**26. SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the law 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 law 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 ALLOTTEES has to make any payment, in common with other ALLOTTEES(s) in Project, the same shall be the proportion which the carpet area of the Bungalow bears to the total carpet area of all the Bungalows in the Project.

**28. FURTHER ASSURANCES:**

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

**29. PLACE OF EXECUTION:**

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

**30. NOTICES:**

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

Name of ALLOTTEES: \_\_\_\_\_

ALLOTTEES's Address: \_\_\_\_\_

Promoter name: \_\_\_\_\_

Promoter Address: \_\_\_\_\_

It shall be the duty of the ALLOTTEES 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 ALLOTTEES, as the case may be.

**31. JOINT ALLOTTEES:**

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

**32. GOVERNING LAW:**

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

**33. DISPUTE RESOLUTION:**

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

**Additional Disclaimer not conflicted with RERA**

**34. NO ALTERATIONS/MODIFICATIONS BY ALLOTTEES**

The Allottee shall not make in the bungalow unit any structural addition or alteration and/or cause damage to beams, columns, partition walls etc. and in case of default, the Allottee shall, without prejudice to any other consequences, prosecutions and liabilities under law, be liable to pay to the Promoter and/or the Association as per demands made from time to time, the costs, charges and expenses for evaluating, attempting to repair and repairing such damage plus predetermined compensation equivalent to 50% (fifty Percent) of such costs, charges and expenses. In addition, such Allottee may also be liable to be prosecuted in accordance with law and shall also be liable for all losses damages costs claims damages etc., if any, suffered by the Promoter and/or the Owners and/or other Allottees / Unit Holders and shall fully indemnify them and each of them.

**35. NOMINATION/TRANSFER BY THE ALLOTTEES:**

- 35.1 The ALLOTTEES may, only after a period of 18 months from the date of execution of this agreement and that too upon taking prior written consent of the Promoter and against payment of the sum mentioned in clause 34.2 below, in advance to the Promoter, get the name of his nominee substituted in his place and in the records of the Promoter as the ALLOTTEES of the Designated Unit. Any such nomination or transfer shall be subject to there being no restriction or prohibition under the laws for the time being in force and

shall be at the sole risk and costs of the ALLOTTEES and shall be subject to the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. All stamp duty and registration charges, legal fees and charges and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the ALLOTTEES or its nominee. Any Income Tax (except on the said sum mentioned in clause 34.2 below in respect of the Designated Unit paid to the Promoter as aforesaid) or Goods and Service Tax arising due to any nomination by the ALLOTTEES shall be payable by the ALLOTTEES or its transferee but the Vendor or the Promoter shall have no liability in respect thereof and in case any tax is demanded from the Vendor or the Promoter to which the Vendor or the Promoter may become liable owing to any such nomination or related transactions, the same shall be payable by the ALLOTTEES in advance to the Vendor and/or the Promoter and the Promoter may not give any consent to any such nomination or transfer without such payment.

35.2 The sum payable by the ALLOTTEES in terms of clause 34.1 above shall be Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) for transfer of Nomination of each Unit.

35.3 The ALLOTTEES shall not be entitled to assign or transfer this agreement for a period of 18 months from the date of execution hereof nor to let out, sell, transfer or part with possession of the Designated Unit at any time until all the amounts, charges, outgoings and dues payable by the ALLOTTEES to the Promoter in respect of the Designated Unit are fully paid up and a No Dues certificate is obtained by the ALLOTTEES from the Promoter.

**36 . Fittings & Fixtures:** Except those provided by the Promoter, all fit outs to be put-up, erected and installed at or inside the Designated Unit including the interior decoration shall be done and completed by the ALLOTTEES at its own costs and expenses. In doing and carrying out the said fit out works, the ALLOTTEES shall be obliged to adhere to the following:

- (i) No work shall be commenced before the date of ALLOTTEES taking possession of the Designated Unit upon receiving the notice for possession in terms hereof;
- (ii) All works shall be done and in a good and workman-like manner and without violating any laws, rules or regulations of the municipality/Panchayet, National Building Code, state laws and regulations of Fire rules and other authorities and with minimum noise and the ALLOTTEES shall ensure that no disturbance or annoyance to the other Co-owners;
- (iii) The ALLOTTEES shall ensure that there shall be no stacking of debris or materials in the common areas including the Common Areas and Installations and there shall be regular clearing of all debris arising out of the Fit out works;
- (iv) The ALLOTTEES hereby unequivocally and categorically undertakes not to drill, break, maim, hammer or in any way damage or destroy the beams and columns in the floor, ceiling and walls of the Designated Unit.

- (v) The ALLOTTEES has been categorically informed by the Promoter that the construction of the New Building and the Designated Unit has been done by using Reinforced Cement Concrete and hereby unequivocally agrees and undertakes that the ALLOTTEES shall not hammer or hit the walls in any manner and to carry out any fittings only by proper drilling and fasteners.
- (vi) The ALLOTTEES shall be responsible for all consequences, losses of life and property, damages or accidents that may occur due to breach or default on the part of the ALLOTTEES in carrying out any condition and stipulation mentioned herein.

### **37. DISHONOUR OF PAYMENT INSTRUMENTS**

In the event of dishonour of any payment instruments or any payment instructions by or on behalf of the ALLOTTEES 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 ALLOTTEES of the dishonour of the cheque and the ALLOTTEES would be required to promptly tender a Demand Draft of the outstanding amounts including interest at the 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. 2000/- (Rupees Two Thousand only) (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 ALLOTTEES 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.

### **38. SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the ALLOTTEES in respect of the Bungalow, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such Bungalow, plot or building, as the case may be, shall not be construed to limit the rights and interests of the ALLOTTEES under the Agreement for Sale or under the law or the rules or the regulations made there under.

### **39. OTHERS**

- I. The payments in the account name as mentioned in clause 2 shall be continued to be made until instructions to the contrary are given in writing by the Promoter to the ALLOTTEES. All payments shall be made by the ALLOTTEES against proper receipts by the Promoter and the ALLOTTEES shall not be entitled to agree not to set up any oral evidence regarding any payment.
- II. The Consideration shall be paid by the ALLOTTEES to the Promoter in instalments as mentioned in the SCHEDULE-C hereto. Unless otherwise expressly mentioned elsewhere herein, the payment of any instalment mentioned in the within stated SCHEDULE-C shall be made by the ALLOTTEES within 21 days of issuance of notice by the Promoter demanding the same.

- III. The payment of all Extras and Deposits shall be made by the ALLOTTEES to the Promoter before taking possession of the Designated Bungalow and within 21 days of issuance of notice from the Promoter demanding the same. In case as on the date of the Promoter issuing the Notice for Possession, the liability on any head cannot be reasonably quantified then the Promoter shall be entitled to ask for payments on such head provisionally subject to subsequent accounting and settlement. Nothing contained above shall affect or derogate the right of the Promoter to claim any Extra or Deposit at any time after the delivery of possession in case the liability for the same arises or is crystallized thereafter or in case the Promoter deliver possession of the Designated Unit without receiving the same and the ALLOTTEES shall be liable to pay all such amounts within 21 days of issuance of notice from the Promoter in this behalf
- IV. The Tax Deductible at Source under the Income Tax (If Applicable) Laws shall be deducted by the ALLOTTEES on the consideration payable to the Promoter and the same shall be deposited by the ALLOTTEES to the concerned authority within the time period stipulated under law, The Promoter shall not be liable in any manner whatsoever in case of default on the part of the ALLOTTEES in depositing such TDS.
- V. The Promoter has been empowered and authorized under the Development Agreement to receive the entire Consideration and also all Extras and Deposits from the ALLOTTEES and the ALLOTTEES has satisfied himself about such rights of the Promoter.

**SCHEDULE- "A"**  
**PART-I**  
**(Said property)**

ALL THAT piece and parcel of land containing an area of **311.78 (Three Hundred Eleven point Seven Eight)Decimal**, more or less, situated at Mouza- Langalberia out of which **1)35.64 Decimals**, more or less, is comprised in R.S. & L.R. Dag No. **784** under L.R. Khatian Nos. 1303, **2)19.31 Decimals** is comprised in R.S. & L.R. Dag No. **785** under L.R. Khatian Nos. 504, **3) 2.7 Decimals** comprised in R.S. & L.R. Dag No. **786** under L.R. Khatian Nos. 504,**4) 15 Decimals** comprised in R.S. & L.R. Dag No. **805** under L.R. Khatian Nos. 55, **5) 5.12 Decimals** comprised in R.S. & L.R. Dag No. **831** under L.R. Khatian Nos. 55, **6) 8.5 Decimals** is comprised in R.S. & L.R. Dag No. **782** under L.R. Khatian Nos. 1336, **7) 5.49 Decimals** is comprised in R.S. & L.R. Dag No. **774** under L.R. Khatian Nos. 504, **8) 6.83 Decimals** comprised in R.S. & L.R. Dag No. **809** under L.R. Khatian Nos. 20, **9) 2 Decimals** comprised in R.S. & L.R. Dag No. **808/903** under L.R. Khatian Nos. 55, **10) 2 Decimals** comprised in R.S. & L.R. Dag No. **808** under L.R. Khatian Nos. 20, **11) 20 Decimals** comprised in R.S. & L.R. Dag No. **789** under L.R. Khatian No. 1303, **12) 18 Decimals** comprised in R.S. & L.R. Dag No. **781** under L.R. Khatian Nos. 1303, **13) 26 Decimals** comprised in R.S. & L.R. Dag No. **859** under L.R. Khatian Nos. 1303,**14) 2.75 Decimals** comprised in R.S. & L.R. Dag No. **808/904** under L.R. Khatian Nos. 1306, **15) 4 Decimals**

comprised in R.S. & L.R. Dag No. **781** under L.R. Khatian Nos. 321, **16) 7 Decimals** comprised in R.S. & L.R. Dag No. **791** under L.R. Khatian Nos. 47, **17) 27.04 Decimals** comprised in R.S. & L.R. Dag No. **803** under L.R. Khatian Nos. 570, **18) 33.22 Decimals** comprised in R.S. & L.R. Dag No. **804** under L.R. Khatian Nos. 1354, **19) 6.74 Decimals** comprised in R.S. & L.R. Dag No. **788** under L.R. Khatian Nos. 1436, **20) 35.94 Decimals** comprised in R.S. & L.R. Dag No. **788** under L.R. Khatian Nos. 570, **21) 0.5 Decimals** comprised in R.S. & L.R. Dag No. **784/964** under L.R. Khatian Nos. 32, **22) 25 Decimals** comprised in R.S. & L.R. Dag No. **784/964** under L.R. Khatian Nos. 1303, situated in J.L. No. 88,, Police Station Sonarpur, within the limits of Langalberia-- Gram Panchayat area, Kolkata, West Bengal, Pin - 700145 and butted and bounded as follows:

On the North:

On the South:

On the East

On the West:

**SCHEDULE-B**  
**PART-I**  
**(DESIGNATED UNIT)**  
**(UNDERCONSTRUCTION)**

ALL THAT the G+1 Bungalow, situated in R.S. & L.R. Dag No. \_\_\_\_\_) under R.S. & L.R. Khatian No. \_\_\_\_\_ respectively being Sanction No. \_\_\_\_ and Unit No. \_\_\_\_ containing more or less a Carpet Area of \_\_\_\_\_ **SQ.FT.** and Built Up Area of \_\_\_\_\_ **SQ.FT.** more or less on land area of \_\_\_\_\_ **KATHA OR DECIMALS** and having built up area of \_\_\_\_\_ **SQ.FT.** on the Ground Floor, \_\_\_\_\_ **SQ.FT.** on the First Floor and \_\_\_\_\_ **SQ.FT.** of Stair Head and Attic Room, in the Building Complex namely **ARYAN E'VILLAS PHASE-I** at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in "RED"

**Allottees:**

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

**Promoter:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

**Owner:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

**(As a Constituted Attorney of Vendors and Self)**



**SCHEDULE - C**

**PART - I**

**PAYMENT PLAN FOR "TOTAL PRICE"**

The said total consideration of \_\_\_\_\_/- **(Rupees** \_\_\_\_\_  
**Only)**(Including GST) shall be paid by the Allottees to the Promoter in instalments as

Sl No.	Particulars	Amount in Rupees) (Excluding GST)	Amount in Rupees) (GST)	Amount (in Rupees) (Including GST)
1	Application Money (Rs. _____/- Immediate after Booking)	_____/-	_____/-	_____/-
2	Allotment Letter (10% Minus Rs. _____/-)			
3	Agreement Money (10% on signing the Sale Agreement – Mandatory Registration)			
4	1 <sup>st</sup> Instalment (20% on completion of Foundation Work)			
5	2 <sup>nd</sup> Instalment (20% on Ground Floor Roof Casting)			
6	3 <sup>rd</sup> Instalment (20% on 1 <sup>st</sup> Floor Roof Casting)			
7	4 <sup>th</sup> Instalment (10% on completion of brick Work)			
8	5 <sup>th</sup> Instalment (4% on completion of plaster, POP and flooring Work)			
9	6 <sup>th</sup> Instalment (4% on completion of electrical, plumbing and sanitary Work)			
10	7 <sup>th</sup> Instalment (2 % on habitable possession)			
<b>TOTAL</b>				

follows:

**SCHEDULE -D**  
**SPECIFICATION FOR THE BUNGALOW**

**INTERNAL**

**1. Internal Walls:**

- RCC /Brick Wall

**2. Internal Finish:**

- POP/PUTTY finish for the Bungalows
- POP/PUTTY with paint finish for common areas.

**3. Flooring:**

- Interiors – Vitrified/ Anti-skid Vitrified Tiles or any other similar.

**4. Kitchen:**

- Counter – Granite / marble / stone with stainless steel sink.
- Dado - Ceramic Tiles.
- Electrical points for Refrigerator, Water Purifier, and Microwave/oven & Exhaust Fan.

**5. Toilet:**

- Tiles for floor or any other similar.
- Walls –Tiles on the walls up to door height.
- Sanitary ware of good quality.
- Chrome plated fittings of good quality
- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/Cold water line in shower.

**6. Doors & Windows:**

- Main Door – Flush Door with laminate finish or any other similar.
- Internal Doors – Painted flush doors or any other similar.
- Windows – Aluminium sliding windows or UPVC windows or any other similar.

**7. Electricals:**

- Provision for AC points
- Provision for cable TV, telephone.
- Plug points in all bedrooms, living/dining, kitchen and toilets.
- Concealed wiring with DB /MCB.
- Doorbell point at the main entrance door.
- Modular switches of good quality.

**Allottees:**

1. Signature\_\_\_\_\_
- Name\_\_\_\_\_

**Promoter:**

Signature\_\_\_\_\_

Name\_\_\_\_\_

**Owner:**

Signature\_\_\_\_\_

Name\_\_\_\_\_

**(As a Constituted Attorney of the Vendors and Self)**

**SCHEDULE –E**

**SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT**

1. Land comprised in the said Premises.
2. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
3. Overhead water / Common tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Towers.
4. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Towers.
5. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
6. Landscape area.
7. Pathways
8. Jogging track/walkways
9. CCTV Surveillance System
10. Provision for DTH/Net Connection (Centralised)
11. Club Facilities (At Additional Cost)
12. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
13. DG Set, its panels, accessories and wirings and space for installation of the same.
14. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Building Complex.

**Allottees:**

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

**Promoter:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

**Owner:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

**(As a Constituted Attorney of the Vendors and Self)**

**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:  
ALLOTTEES: (including joint buyers)**

(1) Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please Affix  
Photographs and Sign  
across the  
photograph

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

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

**Owner:**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Please Affix  
Photographs and  
Sign across the  
photograph

**(As a Constituted Attorney of  
.....)**

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of:

**WITNESSES:**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_

### **MEMO OF CONSIDERATION**

RECEIVED of and from within named ALLOTTEES the within mentioned sum of  
**Rs** \_\_\_\_\_  
( \_\_\_\_\_ )  
being earnest money out of the full consideration money as per Memo below:-

#### **MEMO**

<b>Sl NO.</b>	<b>Cheque No.</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
<b>1</b>				
<b>2</b>				
<b>Total</b>				

#### **WITNESSES:**

1.

2.

**ARYAN**  
*Haren Chatterjee*  
Proprietor

\_\_\_\_\_  
**Signature of the Promoter**

Drafted and Prepared in our office

(Advocate)

For SKB & Associates

(Solicitor & Advocates)

High Court, Calcutta