

ANNEXURE 'A'

[See rule 9]

AGREEMENT FOR SALE

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

BY AND BETWEEN

BASUNDHARA ESTATE CREATIONS LLP, PAN NO. AAYFB2379M, GSTIN – 19AAYFB2379M1ZH, CIN/LLPIN – AAX8843, a limited liability partnership firm under the Limited Liability Partnership Act, 2008, having its office at 174/9, B.L. Saha Road, Kolkata - 700053 and corporate office at 127/6/2, K.C. Das Road, P.O. & P.S. Santipur, District: Nadia, Pin Code - 741404, represented by its partner RANGA ADHIKARY, PAN NO. ADOPA9327P, AADHAAR NO. 519509985537, DIN NO. 02687434, son of Late Naba Kumar Adhikary, by faith – Hindu, Nationality - Indian, occupation – Business, residing at 62, B.L. Shah Road, P.O. New Alipore, P.S. - Behala, Kolkata – 700053, District – South 24 Parganas, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, executors, administrators and its successors-in-office).

AND

FUTURE NIRMAN UDYOG, PAN NO. AAGFF8003L, a partnership firm under the Indian Partnership Act, 1932, having its office at Tamilpara, Sutragarh, P.O. & P.S. Santipur, District Nadia, Pin Code - 741404, represented by its partners namely (1) SRI DEBASISH PRAMANICK, PAN NO. AMLPP2468E, AADHAAR NO. 899303755359, DIN NO. 07788226, son of Sanjib Pramanick, by faith – Hindu, Nationality – Indian, occupation- business, residing at Tamilpara, Sutragarh, P.O. & P.S. Santipur, District: Nadia, Pin Code - 741404 and (2) SRI RAKESH GHOSH, PAN NO. AHBPG7646N, AADHAAR NO. 813622738321, DIN NO. 09250122, son of Krishna Chandra Ghosh, by faith – Hindu, Nationality – Indian, occupation- business, residing at 127/6/2, K.C. Das Road, P.O. & P.S. Santipur, District: Nadia, Pin Code - 741404, hereinafter referred to as the "Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns).

AND

SRI, (PAN NO.), AADHAAR NO. , MOBILE NO., son of, by Nationality – Indian, by faith – Hindu, by occupation –, residing at, P.O., P.S., District-, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, representatives and assigns).

The Promoter, Owner and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

A. The Owner is the absolute and lawful owner of all that piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza – Bergram, L.R. Dag No. 367 and 372, L.R. Khatian No. 1330/1, J.L. No. 23, Block – Santipur, and being premises no. 555, Kabi Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Ward No. 10, District - Nadia, acquired vide registered Deed of Sale recorded in Book No. I, Volume No. 1904-2020, pages from ... to ... bearing No. 190401379 for the year 2020 at the office of the Additional Registrar of Assurances –IV, Kolkata. The Owner has mutated its name before the B.L. & L.R.O. and Santipur Municipality and is paying taxes regularly.

B. The Owner and the Promoter have entered into a Development Agreement dated registered in the office of the Additional Registrar of Assurances - III, Kolkata in Book No. I, Volume No.1903-2021, pages from ... to ... bearing No.190306782 for the year 2021. A General Power of Attorney was also executed and registered in favour of the Promoter in Book No. I, Volume No. 1903-2021, pages from ... to ... bearing No.190306808 for the year 2021.

C. The Said Land is earmarked for the purpose of building a commercial project comprising multistoried building with Dala shops, shops, commercial spaces/units, car parking spaces etc., and the said project shall be known as 'SANTIPUR SAREE HAAT' ("Project").

D. A valid building sanction plan vide No. SWA/0BPAS/2010/2022/0010 dated 21.01.2022 was obtained from Santipur Municipality for construction of the multistoried building in the name of the Owner.

E. The Promoter has [registered the Project / is in the process of registering the Project] under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the West Bengal Real Estate Regulatory Authority under registration No. dated

F. The Allottee had applied for a commercial unit in the Project and has been allotted a self-contained [Dala shop / small shop / commercial space] being No. on the floor of side of the said building, measuring about sq. ft. (super built-up area) [carpet area sq. ft.], together with undivided proportionate share in the land and Common Areas ("Said Unit" more particularly described in Schedule A hereto. The floor plan of the Said Unit is annexed and marked as Schedule B).

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

H. 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.

I. 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.

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 (on behalf of the Owner) agrees to sell to the Allottee and the Allottee hereby agrees to purchase the Said Unit as specified above.

The Total Price for the Said Unit is Rs./- (Rupees only) plus applicable GST.

(Give break-up below):

- Cost of Unit
- Proportionate cost of Common Areas
- [Other charges, if any]

Sub-Total

CGST @ ... % / SGST @ ... %

Total Price (including GST): Rs./- (Rupees only)

Explanation:

- (i) The Total Price includes the booking amount paid by the Allottee.
- (ii) The Total Price includes taxes (GST etc.) up to the date of handing over possession. Any subsequent change in taxes shall be adjusted.
- (iii) The Promoter shall periodically intimate demands with tax details.
- (iv) The Total Price includes recovery of land price, construction cost, Common Areas, development charges, amenities etc.

The Allottee shall make the payment as per the Payment Plan set out in Schedule C ("Payment Plan").

The Promoter may allow rebate for early payments @ ... % per annum (if applicable).

It is agreed that the Promoter shall not make any additions and alterations beyond 5% in the sanctioned plans, layout plans and specifications without previous written consent of the Allottee, except minor changes permitted under the Act or required by authorities.

The Allottee has seen and accepted the specifications, floor plans and layout plans.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments on written demand by the Promoter within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque / demand draft / RTGS / NEFT / online transfer in favour of "BASUNDHARA ESTATE CREATIONS LLP" payable at Kolkata.

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 unit 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 the 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 Said Unit 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 / UNIT

The Allottee has seen the specifications of the Said Unit 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 relevant laws in force 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 SAID UNIT

7.1 Schedule for possession of the said Unit: The Promoter agrees and understands that timely delivery of possession of the Said Unit is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Said Unit on or before 31.03.2024 (extendable by further 6 months for reasons beyond control). 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 Said Unit, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the 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.

7.2 Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate or completion certificate from the competent authority shall offer in writing the possession of the Said Unit, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Said Unit to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee 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 the stipulated days of receiving the occupancy certificate of the Project.

7.3 Failure of Allottee to take Possession of the Said Unit: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Said Unit 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 Said Unit to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee – After obtaining the occupancy certificate and handing over physical possession of the Said Unit 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.

7.5 Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking

amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

7.6 Compensation– The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for 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 Said Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the 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 Said Unit, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the 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 Said Unit.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The Promoter / Owner has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;**
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;**
- (iii) There are no encumbrances 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 Said Unit;**
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Said Unit 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 Said Unit 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 Said Unit 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 Said Unit 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 Said Unit to the Allottee and the common areas to the Association of the Allottees;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other out goings, 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:

(i) Promoter fails to provide ready to move in possession of the Said Unit to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the unit shall be in a habitable / usable condition which is complete in all respects;

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

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

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the unit, 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 Said Unit.

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

- (i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Said Unit in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID UNIT

The Promoter, on receipt of complete amount of the Price of the Said Unit under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Said Unit together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies / penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING / 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 Said Unit. [Insert any other clauses in relation to maintenance of project, infrastructure and equipment].

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

14. RIGHT TO ENTER THE UNIT FOR REPAIRS

The 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 Said Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE

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

16. GENERAL COMPLIANCE WITH RESPECT TO THE UNIT

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Said Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Said Unit, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Said Unit and keep the Said Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. 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 color scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Said Unit or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Said Unit. 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 the Said Unit 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 Said Unit, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Said Unit 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 Said Unit/Building and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Said Unit.

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 there with 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 unit/building, as the case may be.

23. RIGHT TO AMEND

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Said Unit, in case of a transfer, as the said obligations go along with the Said Unit 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 super built-up / carpet area of the Said Unit bears to the total carpet area / super built-up area of all the units in the Project.

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Kolkata after the Agreement is duly executed by the

Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kolkata.

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:

Name of Allottee :

(Allottee Address) :

Promoter name : BASUNDHARA ESTATE CREATIONS LLP

(Promoter Address) : 174/9, B.L. Saha Road, Kolkata - 700053 / corporate office at 127/6/2, K.C. Das Road, Santipur, Nadia

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 may be.

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 or as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.

[The other terms and conditions are as per the contractual understanding between the parties; however, the additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made there under].

SCHEDULE "A" (Description of the Land and Property)

ALL THAT piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza – Bergram, L.R. Dag no. 367 and 372, L.R. Khatian no. 1330/1, J.L. No. 23, Block – Santipur, and being Premises no. 555, Kabi Jatindranath Sengupta Sarani, P.O & P.S. Santipur, within limits of Santipur Municipality, Ward No. 10, District - Nadia, which is butted & bounded as follows:

On the North : Land of Satya Narayan Bhakat;

On the East :feet wide Municipal Road;

On the West : Masque;

On the South : Other Land of Bivas Ghosh.

SCHEDULE "B" (Floor Plan of the Said Unit)

[Annex floor plan; description of the Said Unit: ALL THAT the self-contained [Dala shop / small shop] on the floor of side of the said building measuring about sq. ft. more or less super built up area lying situate at and being Premises No. 555, Jatindranath Sengupta Sarani, P.O & P.S. Santipur, within limits of Santipur Municipality, Ward No. 10, District - Nadia, together with undivided proportionate share in the land and Common Areas.]

SCHEDULE "C" (Payment Plan)

Particulars	Amount
On Booking	10% of the total Consideration
After Registration of Agreement of Sale	20%
On Foundation	10%
On 1st Floor	15%
On 2nd Floor	15%
On 3rd Floor	10%
On 4th Floor	10%
On Possession	10%
Total Consideration	100%

SCHEDULE "D" (Specifications of Work)

[Structure: R.C.C frame structure with infill brick walls. Internal Walls: Cement plastering with wall putty. Doors: Rolling shutters. Flooring: Good Quality Vitrified Tiles. Common Toilet: Matt finish ceramic tile with ISI quality CP & Sanitary fittings. Electricals: Superior quality wiring with switches, MCB; 2 plug points, one fan & one light point per unit. Lift: Two passenger lifts + one goods lift. Water: 24 hours supply. Exterior: Latest waterproof non-fading finish. Stair & Lobby: Decorated lobby. Security: 24x7 security, fire fighting, CCTV. Other: Roof treatment, Power Backup via generator (except high voltage).]

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals on the day and year first above written.

For the Owner (FUTURE NIRMAN UDYOG)

For the Promoter (BASUNDHARA ESTATE CREATIONS LLP)

_____ (Ranga Adhikary – Partner)

Allottee

Witnesses:

1. _____

2. _____

Drafted & Prepared by:

[Advocate Name, e.g., Raja Adhikary, Resolution, Advocates & Associates, 8, Old Post Office Street,
Ground Floor, Kolkata-700001]