

ANNEXURE 'A'

[See rule 9]

AGREEMENT FOR SALE

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

BY AND BETWEEN

[Land Owner]

M/s. BHAWANI ENCLAVES PRIVATE LIMITED, (CIN-U72900WB2007PTC119416 (PAN-AADCB3033E) a private limited company incorporated under the Companies Act, 1956 and existing within the meaning of the Companies Act, 2013, having its Registered Office at 4/2, Agrasain Street, Howrah -711 204, P.O: Liluah, P.S: Belur, in the State of West Bengal, herein represented by its present Director **MR. MAHESH KUMAR SHARMA**, (AADHAAR NO: 3063 0701 8720), (PAN: AKUPS8227K son of Late KesharDeo Sharma, by faith-Hindu, by Nationality-Indian, by occupation- Business, residing at 34 RNRC Ghat Road, P.O.-Howrah, P.S.-Shibpur, District-Howrah, Pin Code-711102, West Bengal represented by Constituted power of attorney of **"TIRUPATI CONSTRUCTION"** a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S.-Chinsurah, District Hooghly, PIN-712101, PAN-AAPFTI617F, represented by its Partners namely **1. SRI SUJIT KUMAR DEY** (PAN-AGJPD4345E), son of Sri SukumarDey, **2. SMT. SUSAMA DEY**, (PAN-APUPD0345L), Wife of Sri Sujit Kumar Dey, both by caste-Hindu, Indian Citizen, both by profession-Business, both are presently residing at Digambar Biswas Road, Dharampur opposite RammohanVidyapith Primary School, P.O. & PS-Chinsurah, Dist-Hooghly, PIN-712101 hereinafter referred to as the **"OWNERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners)

AND

[If the promoter is a Partnership firm]

"TIRUPATI CONSTRUCTION" a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S.-Chinsurah, District Hooghly, PIN-712101, PAN-AAPFTI617F, represented by its Partners namely **1. SRI SUJIT KUMAR DEY** (PAN-AGJPD4345E), son of Sri SukumarDey, **2. SMT. SUSAMA DEY**, (PAN-APUPD0345L), Wife of Sri Sujit Kumar Dey, both by caste-Hindu, Indian Citizen, both by profession-Business, both are presently residing at Digambar Biswas Road, Dharampur opposite RammohanVidyapith Primary School, P.O. & PS-Chinsurah, Dist-Hooghly, PIN-712101 hereinafter referred to as the **"OWNERS & PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

AND

[If the Allottee is an Individual]

Mr./Ms. _____ (Aadhar no. _____
son/daughter of _____ aged about-_____
residing at _____
(PAN-_____), hereinafter called the
"ALLOTTEE/PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

WHEREAS:

- 1) WHEREAS One KumudNathMukhopadhyay was the absolute owner of the Land admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, in Mouza- Chinsura, J.L. No. 20, in C.S Dag No. 133, Khatian No. 43, P.S.- Chinsurah, District- Hooghly along with other properties being seized and possessed of the same by practicing cultivation and harvesting and his name was recorded in the final published C.S. Record of right and it was the reflection of his property title.
- 2) AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said KumudNathMukhopadhyay became the absolute owner of the said land and his name was recorded in the Revisional Survey record of rights.
- 3) AND WHEREAS the said KumudNathMukhopadhyay while enjoying the aforesaid properties died intestate leaving behind his only son DebendraNathMukhopadhyay as his only legal heir and successor. Be it mentioned that the wife of Late KumudNathMukhopadhyay predeceased him.
- 4) AND WHEREAS by virtue of aforesaid inheritance the said DebendraNathMukhopadhyay thus became the absolute owner of the said property.
- 5) AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S. Dag No. 133 under R.S. Khatian No. 43, of Mouza-Chinsurah.
- 6) AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Ceiling and Regulation) Act on enactment of the said Act.

- 7) AND WHEREAS the said DebendraNathMukhopadhyay authorized one Mr. Jugal Krishna Ghosh to look after and manage the affairs of the said Landed Property, the said Jugal Krishna Ghosh being the permanent employee of M/s. Tribeni Tissue Ltd.
- 8) AND WHEREAS on introduction of the Operation Barga as per provision of the West Bengal Land Reforms Act 1955 the name of the said Jugal Krishna Ghosh was recorded in the Revisional settlement records as a Bagadar under the RayathDebendraNathMukhopadhyay for the Land at Mouza- Chinsura, J.L. No. 20, Ward No. 22, in R.S Dag No. 133, admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, which fact was admitted by the said Jugal Krishna Ghosh also.
- 9) AND WHEREAS the said DebendraNathMukhopadhyay died intestate, leaving behind him surviving his one son and two married daughters namely (i) DilipMukhopadhyay, (ii) Smt. Dolly Chattopadhyay and (iii) Smt. ManimalBandopadhyay respectively, the wife of the said DebendraNathMukhopadhyay predeceased long before the said DebendraNathMukhopadhyay.
- 10) AND WHEREAS on introduction of Land and Land reforms Act the aforesaid land was recorded as L.R. Dag No 239 under L.R. Khatian No. 8263, of Mouza-Chinsurah, J.L. No. 20,.
- 11) AND WHEREAS the aforesaid legal heirs of the said DebendraNathMukhopadhyay, jointly became the absolute owners of the entire land and each of them became the owner of undivided 1 / 3rd share, right, title and interest in the said Land in Mouza-Chinsurah , J.L. No. 20, Ward No. 22, in R.S Dag No. 133, L.R Dag No. 239,

admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet.

- 12) AND WHEREAS the aforesaid legal heirs of DebendraNathMukhopadhyay (since deceased) namely (i) DilipMukhopadhyay, (ii) Smt. Dolly Chattopadhyay and (iii) Smt. ManimalBandopadhyay, sold, transferred, conveyed, assigned and assured unto the said Jugal Krishna Ghosh - the Bargadar of the land, the entire said Land in Mouza- Chinsurah , J.L. No. 20, Ward No. 22, in R.S Dag No. 133, L.R Dag No. 239, admeasuring 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet by way of a Registered Deed of Sale Registered in the office of Additional District Sub - Registrar, Hooghly in Book No. I, Volume No. 16A, Pages from 240 to 247, Being No. 1198 for the year 1990.
- 13) AND WHEREAS as per provision of West Bengal Land Reforms Act 1955 the Barga right of said Jugal Krishna Ghosh was seized and he became the Rayath of the entire land and further no one inducted as Bargadar of the aforesaid land.
- 14) AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner of the aforesaid land free from all encumbrances and otherwise being seized and sufficiently entitle to the said Land 04 (Four) Bigha 19 (nineteen) Cottahs 03 (Three) Chittacks and 23 (Twenty Three) Square Feet, sold, transferred, conveyed, assigned
- 15) and assured 0.974 Acre of Land equivalent to about 02 (Two) Bighas 18 (Eighteen) Cottahs 14 (Fourteen) Chittacks 37 (Thirty Seven) Square Feet by way of Registered Deed of Sale out of the aforesaid total Land as comprised in R.S Dag No. 133, J.L No. 20, Sheet No. 2 in Mouza- Chinsura under P.S: Chinsurah, District Hooghly.

- 16) AND WHEREAS the said Jugal Krishna Ghosh thus retained the balance of the remaining Land as comprised in R.S Dag No. 133, J.L No. 20, Sheet No. 2 in Mouza-Chinsurah under P.S: Chinsura, District Hooghly, admeasuring about 02 (Two) Bighas 04 (Four) Chittacks 31 (Thirty One) Square Feet, but in physical measurement the said Land admeasured only 02 (Two) Bighas, (as morefully and particularly described in the Part - I of the First Schedule written hereunder below) and accordingly the said Jugal Krishna Ghosh caused to get his name mutated in the Settlement Records in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza-Chinsurah having the nature of land recorded as "Shah"
- 17) AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner of the aforesaid remaining portion of the "Shah" land and otherwise being seized possessed and sufficiently entitle thereto, sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, the Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza-Chinsura under Chinsura Police Station, District Hooghly (as morefully and particularly described in the Part - I of the First Schedule written hereunder below) by way of Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub - Registrar, Hooghly in Book No. I, Being No: 1353 of 2008.
- 18) AND WHEREAS the said Jugal Krishna Ghosh again sold, transferred, conveyed, assigned and assured unto M/ s. Bhawani Enclaves Private Limited, the rest of Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs,

comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza- Chinsura under Chinsurah Police Station, District Hooghly (as more fully and particularly described in the Part - I of the First Schedule written hereunder below) by way of another Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub - Registrar, Hooghly in Book No. I, Being No: 1354 of 2008

- 19) AND WHEREAS the said Jugal Krishna Ghosh thereafter sold, transferred, conveyed, assigned and assured unto M/ s. Bhawani Enclaves Private Limited, the rest of Land admeasured only 13 Cottahs 15 Chittacks 15 Sq. ft. out of 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza-Chinsurah under Chinsurah Police Station, District Hooghly (as more fully and particularly described in the Part - I of the First Schedule written hereunder below) by way of Registered Deed of Sale, dated 25th Day of March, 2008 and registered in the Office of the District Sub - Registrar, Hooghly in Book No. I, Being No: 1355 of 2008.
- 20) AND WHEREAS by virtue of aforesaid three separate deeds the said M/ s. Bhawani Enclaves Private Limited thus became the absolute owner of the entire land measuring about 02 (Two) Bighas or 40 (Forty) Cottahs, comprised in LR. Khatian No. 8243 R.S Dag No. 133, L.R. Dag No. 239 in Mouza-Chinsurah under Chinsurah Police Station, District-Hooghly.
- 21) AND WHEREAS the Land Owner herein further caused to get their names also mutated in the Municipal Records with Chinsurah Municipality in respect of the aforesaid Land admeasured only 02 (Two) Bighas corresponding to 40 (Forty) Cottahs in Mouza- Chinsurah, P.S: Chinsurah comprised in R.S Dag No. 133, Corresponding to L.R Dag No.

239 further corresponding in L.R Khatian No. 12318 admeasuring about 0.6630 Acre having classification of "Housing Complex" being allotted a Holding No. 961/7 (New) M. G. Road (Mahatma Gandhi Road).

- 22) AND WHEREAS One Satish Chandra Ghosh was the absolute owner of the adjacent Land in Mouza- Chinsurah, J.L. No. 20, in C.S Dag No. 132 under C.S. Khatian No. 49, P.S: Chinsurah, in District Hooghly admeasuring 27 Cottahs 13 Chittacks 3 Sq. ft. equivalent to 0.461 Acre, being seized and possessed of the same by practicing cultivation and harvesting and his name was recorded in finally published C.S. Records of right and it was the reflection of his property title.
- 23) AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said Satish Chandra Ghosh became the absolute owner of the said land and his name was recorded in the Revisional Survey record of rights.
- 24) AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S. Dag No. 132 of Mouza- Chinsurah.
- 25) AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Ceiling and Regulation) Act on enactment of the said Act.
- 26) AND WHEREAS during the life time of Satish Chandra Ghosh, the said Satish Chandra Ghosh transferred, assigned, assured and gifted the aforesaid entire 0.461 Acre of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, in R.S Dag No. 132 hereinaftre referred to the said land along with other properties under P.S: Chinsurah in District Hooghly to his son absolutely and forever namely Jugal Krishna Ghosh by way of Registered Deed of Gift registered in the Office of Additional District

Sub - Registrar, Chinsurah Hooghly in Book No. I, Pages from 133 to 135 Being No. 272 for the year 1996.

- 27) AND WHEREAS on introduction of Land and Land reforms Act the aforesaid land was recorded as L.R. Dag No 238 under L.R. Khatian No. 5472, of Mouza-Chinsurah, J.L. No. 20.
- 28) AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner thereof the said Land admeasuring 0.461 Acre of Land in Mouza-Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238 under P.S: Chinsurah in District Hooghly, (as more fully and particularly described in the Part - II of the First Schedule written hereunder below) and accordingly the said Jugal Krishna Ghosh caused to get his name mutated in the Settlement Records in LR. Khatian No. 5472 R.S Dag No. 133, L.R. Dag No. 238 in Mouza-Chinsurah having the nature of land recorded as "Shah"
- 29) AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner of the aforesaid "Shah" land and otherwise being seized possessed and sufficiently entitle thereto, sold, transferred, conveyed, assigned and assured unto M/s. Bhawani Enclaves Private Limited, Land admeasuring 13 Cotahs 14 Chittacks 4 Sq. ft. out of 27 Cottahs 13 Chittacks 3 sq. ft. of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsurah in District Hooghly, (as morefully and particularly described in the Part - II of the First Schedule written hereunder below) by way of Registered Deed of Sale, both dated 30th Day of April, 2008 and registered in the Office of the District Sub - Registrar, Hooghly Sadar in Book No. I, Being No 1678 of 2008

- 30) AND WHEREAS the said Jugal Krishna Ghosh again sold, transferred, conveyed, assigned and assured unto M/ s. Bhawani Enclaves Private Limited, the rest of Land admeasuring 13 Cottahs 14 Chittacks 4 Sq. ft. out of 27 Cottahs 13 Chittacks 3 sq. ft. of Land in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsurah in District Hooghly, (as morefully and particularly described in the Part -II of the First Schedule written hereunder below) by way of another Registered Deed of Sale, both dated 30th Day of April, 2008 and registered in the Office of the District Sub - Registrar, Hooghly Sadar in Book No. I, Being No:1680 of 2008.
- 31) AND WHEREAS by virtue of aforesaid two separate registered deeds the said M/s. Bhawani Enclaves Private Limited thus became the absolute owner of the entire lan measuring about 27 Cottahs 13 Chittacks 3 sq. ft. equivalent to 0.461 acre in Mouza- Chinsurah, J.L. No. 20, Ward No. 22, comprised in R.S Dag No. 132, L.R Dag No. 238, L.R Khatian No. 5472 under P.S: Chinsura in District Hooghly.
- 32) AND WHEREAS the said KumudNathMukhopadhyay was the absolute owner of another Land in Mouza- Chinsurah, J.L. No. 20, in C.S Dag No. 149, under C.S. Khatian No. 43, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, hereinafter referred to as the said land along with other proeptries being seized and possessed of the same by practicing cultivation and harvesting and his name was recorded in the finally published C.S. Records of right and it was the reflection of his property title.
- 33) AND WHEREAS the said KumudNathMukhopadhyay died intestate leaving behind his only son namely

DebendraNathMukhopadhyay as his only legal heir and successor. Be it mentioned that the wife of Late KumudNathMukhopadhyay predeceased him.

- 34) AND WHEREAS on introduction of the West Bengal Estate Acquisition Act the said DebendraNathMukhopadhyay became the absolute owner of the said land and his name was recorded in the Revisional Survey record of rights.
- 35) AND WHEREAS on introduction of Revisional Survey the aforesaid land was recorded as R.S Dag No. 149 under R.S. Khatian No. 4088, in Mouza- Chinsura, J.L. No. 20. AND WHEREAS the said land was declared as the retained land of the then owner under the provision of Urban Land (Ceiling and Regulation) Act on enactment of the said Act.
- 36) AND WHEREAS the said DebendraNathMukhopadhyay authorized said Mr. Jugal Krishna Ghosh to look after and manage the affairs of the said Landed Property, the said Jugal Krishna Ghosh being the permanent employee of M/ s. Tribeni Tissue Ltd.
- 37) AND WHEREAS on introduction of the Operation Barga as per provision of the West Bengal Land Reforms Act 1955 the name of the said Jugal Krishna Ghosh was recorded in the Revisional settlement records as a Bagadar under the RayathDebendraNathMukhopadhyay of the Land in Mouza- Chinsura, J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, which fact was admitted by the said Jugal Krishna Ghosh also.
- 38) AND WHEREAS the said DebendraNathMukhopadhyay died intestate, leaving behind him surviving his one son and two married daughters namely (i) DilipMukhopadhyay, (ii) Smt. Dolly Chattopadhyay

and (iii) Smt. ManimalBandopadhyay respectively, the wife of the said DebendraNathMukhopadhyay predeceased long before the said DebendraNathMukhopadhyay.

- 39) AND WHEREAS by operation of law, the aforesaid legal heirs of the said DebendraNathMukhopadhyay, each of them became the absolute owners of undivided 1 / 3rd share, right, title and interest in the said Land in Mouza-Chinsurah, J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet along with other properties and they also framed a scheme for plot of lands.
- 40) AND WHEREAS the aforesaid legal heirs of DebendraNathMukhopadhyay (since deceased) namely (i) Smt. Dolly Chattopadhyay, (ii) Smt. ManimalBandopadhyay, 8s (iii) DilipMukhopadhyay jointly sold, transferred, conveyed, assigned and assured unto the said Jugal Krishna Ghosh the entire land right, title, interest and liberties Land in Mouza- Chinsurah, J.L. No. 20, in R.S Dag No. 133, 135, 136, 139, 143 and 149, in admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet by way of a Registered Deed of Sale Registered in the office of Additional District Sub - Registrar, Hooghly in Book No. I, Volume No. 16A, Pages from 240 to 247, Being No. 1198 for the year 1990.
- 41) AND WHEREAS the said Jugal Krishna Ghosh being the absolute owner and otherwise being seized and sufficiently entitle to the entire land in J.L. No. 20, in R.S Dag No. 149, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, sold, transferred, conveyed, assigned and assured said land to the son of said Late DebendraNathMukhopadhyay namely Dilip Kumar Mukhopadhyay by way of Registered Deed of Sale Dated 14.02.1990 registered in the Office

of Additional District Sub Registrar, Chinsurah, Hooghly registered in Book No. I, Volume No. 16A, Pages from 256 to 263 Being No. 1200 for the Year 1990.

- 42) AND WHEREAS by virtue of aforesaid events the said Dilip Kumar Mukhopadhyay thus became the absolute owner of ALL THAT piece and parcel of Land admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, in Mouza-Chinsurah, J.L. No. 20, in R.S Dag No. 149, and while enjoying the same sold, transferred, conveyed, assigned and assured to one Smt. Kalyani Mondal and Others namely Sri Pradip Kumar Mondal, Sri Sanjib Kumar Mondal and Sri Bimal Kumar Mondal by way of a registered Deed of Sale dated 16.08.1990 registered in the Office of Additional District Sub Registrar, Chinsurah, Hooghly in Book No. I, Being No. 2888 for the year 1993.
- 43) AND WHEREAS the aforesaid Smt. Kalyani Mondal and Others, being absolute owners and otherwise sufficiently entitled to and being seized and possessed of ALL THAT piece and parcel of Land admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, in Mouza- Chinsurah, J.L. No. 20, in R.S Dag No. 149, sold, transferred, conveyed, assigned and assured the same entirely to one Sri Debasis Das by way of a Registered Deed of Sale dated registered
- 44) in the Office of the Additional District Sub Registrar, Chinsurah, Hooghly, in Book No. I, Volume No. 51, Pages from 165 to 174 Being No. 2543 for the year 2006.
- 45) AND WHEREAS the aforesaid Sri Debasis Das, being absolute owner and otherwise sufficiently entitled to and being seized and possessed of ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 149, L.R. Dag No. 250, admeasuring 03

(Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet, sold, transferred, conveyed, assigned and assured the same entirely (as more fully and particularly described in the Part - III of the First Schedule written hereunder below) to M/s. Bhawani Enclaves Private Limited, the Land Owner herein, by way of a Registered Deed of Sale dated 30.04.2008 registered in the Office of the Additional District Sub Registrar, Chinsurah, Hooghly, in Book No. I, Volume No. 37, Pages from 69 to 82 Being No. 1679 for the year 2008.

46) AND WHEREAS the Land Owner herein caused to get their names mutated in Is the Settlement Records in respect of the aforesaid ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 132, 133 and 149, L.R. Dag No. 239, 238 and 250, in Mouza-Chinsurah, under P.S; Chinsurah in District Hooghly and further the land owner applied for conversion of the aforesaid land on '2. observation of the formalities and upon inspection and satisfaction the authority concerned issued the Conversion certificate being no. IX-2/08/SDL/CON/CM/ 11 for the year 2011 issued by Land and Land Reforms Officer Hooghly and in the L.R. record of rights the change of classification from "Shali" to "Housing Complex" is recorded for the land (as morefully and particularly described in the Part - I, II and III of the First Schedule written hereunder below).

47) AND WHEREAS the Land Owners herein further caused to get their names also mutated in the Municipal Records with Chinsurah Municipality in respect of the aforesaid Land ALL THAT piece and parcel of Land in J.L. No. 20, consolidated in R.S Dag No. 149, L.R. Dag No. 250, admeasuring 03 (Three) Cottahs 07 (Seven) Chittacks and 09 (Nine) Square Feet further corresponding in L.R Khatian No. 12318

having classification of "Housing Complex" being allotted a Holding No. 961/7 (New).

- 48) AND WHEREAS the Land Owners herein have already mutated and converted the below mentioned Part -I, Part - II and Part - III Lands (as more fully and particularly described in the First Schedule written hereunder below) in their names with the Revisional Survey from "Shah? to Housing Complex in L.R Khatian No. 12318 comprised and consolidated in L.R. Dag Nos: 238, 239 and 250 respectively together with having mutated their names in the records and demand register of the Municipal Records of the Chinsurah Municipality to have a Holding No. 961/7 New) M.G. Road (Mahatma Gandhi Road) thereof.

AND

WHEREAS ALL THAT piece and parcel of bastu measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsurah, J.L No 20 in the District of Hooghly corresponding to 976, M. G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below was originally owned and occupied by one Satish Chandra Ghosh, since deceased.

AND WHEREAS during the course of his absolute enjoyment of the property he recorded his name before the Settlement department in respect of the Schedule mentioned property and continue to enjoy the same and thereafter said Satish Chandra Ghosh duly executed a registered deed of gift on 22.01.1966 in favour of his son Tarak Chandra Ghosh, the said deed of gift was duly registered before the District Sub Registry

office Hooghly and recorded in Book No. I, Volume No. 6, Pages 130 to 132, Being No. 171 for the year 1966.

AND WHEREAS during course of enjoyment of the said property, said Tarak Chandra Ghosh recorded his name in L.R Record of Rights in respect of the gifted property and accordingly the name of the said Tarak Chandra Ghosh recorded in L.R Dag No. 230, measuring about 0.167 acres of Sali land and during the course of enjoyment said Tarak Chandra Ghosh died intestate on 07.11.2002, leaving behind his wife Nandarani Ghosh and one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana Ghosh as his only legal heirs.

AND WHEREAS by the death of said Tarak Chandra Ghosh the aforesaid four legal heirs each inherited undivided 1 / 4th share and continue to enjoy the same in a joint peaceful manner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, the wife of said Tarak Chandra Ghosh, i.e. Nandarani Ghosh died intestate on 03.11.2004, leaving behind one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana Ghosh as his only legal heirs. Accordingly they became the owners of undivided 1/3rd share each and continue to enjoy the same in a joint peaceful manner without any interference from any corner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, said Sadhana Ghosh and Chandana Ghosh due to look after the Schedule mentioned properly duly executed a registered General Power of Attorney in favour of their only brother Mrityunjoy Ghosh which was duly executed and registered before the District Sub Registrar -I at

Hooghly on 12.06.2009 and recorded in Book No. 1, volume No. 1, pages 1362 to 1374, being No. 00132 for the year 2009.

AND WHEREAS during course of joint peaceful enjoyment of the said property Mrityunjay Ghosh, Sadhana Ghosh and Chandana Ghosh in a joint peaceful manner without any interference from any corner, they sold, conveyed and transferred ALL THAT piece and parcel of bastu measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsurah, J.L. No. 20 in the District of Hooghly corresponding to 976, M.G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality in favour of Nand Kishore Lakhotia by execution and registration of a Deed of Sale being No. 03195 for the year 2010, recorded in Book No. I, Volume No. 9, recorded in pages from 4442 to 4456 which duly registered before the Additional District Sub Registrar at Chinsurah.

AND WHEREAS now the said Nand Kishore Lakhotia thus became the sole and absolute owner of ALL THAT piece and parcel of Doba measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsurah, J.L No 20 in the District of Hooghly corresponding to 977, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below.

AND WHEREAS soon after purchase of the said property the said Nand Kishore Lakhotia converted the category form "Shali" to "Bastu" by order

of S.D. & L.R.O., Hooghly vide Memo No. IX-2/08/CM/2533/SDL (S)/H/2011 dated 24.11.2022.

AND WHEREAS the said Nand Kishore Lakhotia while enjoying the aforesaid property sold, conveyed and transferred ALL THAT piece and parcel of bastu land measuring about 0.167 Acres comprised in R.S Dag No. 125, L.R Dag No. 230, R.S Khatian No. 56, L.R Khatian No. 12558 within the Mouja and Police Station Chinsurah, J.L. No. 20 in the District of Hooghly corresponding to 976, M.G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality in favour of the vendor herein by execution and registration of a Deed of Sale being No. 060301840 for the year 2023, recorded in Book No. I, Volume No. 0603-2023, recorded in pages from 33411 to 33433 which duly registered before the Additional District Sub Registrar at Chinsurah, Hooghly.

AND

WHEREAS ALL THAT piece and parcel of "Tank" measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No. 231, R.S Khatian No. 56, L.R Khatian No. 12559 within the Mouja and Police Station Chinsurah, J.L No 20 in the District of Hooghly corresponding to 977, M. G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below was originally owned and occupied by one Satish Chandra Ghosh, since deceased.

AND WHEREAS during the course of his absolute enjoyment of the property he recorded his name before the Settlement department in respect of the Schedule mentioned property and continue to enjoy the same and thereafter said Satish Chandra Ghosh duly executed a registered

deed of gift on 22.01.1966 in favour of his son Tarak Chandra Ghosh, the said deed of gift was duly registered before the District Sub Registry office Hooghly and recorded in Book No. I, Volume No. 6, Pages 130 to 132, Being No. 171 for the year 1966.

AND WHEREAS during course of enjoyment of the said property, said Tarak Chandra Ghosh recorded his name in L.R Record of Rights in respect of the gifted property and accordingly the name of the said Tarak Chandra Ghosh recorded in L.R Khatian No. 2454 and L.R Khatian No.231, measuring about 0.186 acres of "Tank" land and during the course of enjoyment said. Tarak Chandra Ghosh died intestate on 07.11.2002, leaving behind his wife Nandarani.Ghosh and one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana, Ghosh as his only legal heirs.

AND WHEREAS by the death of said Tarak Chandra Ghosh the aforesaid four legal heirs each inherited undivided 1/4th share and continue to enjoy the same in a joint peaceful manner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, the wife of said Tarak Chandra Ghosh, i.e. Nandarani Ghosh died intestate on 03.11.2004, leaving behind one son Mrityunjay Ghosh, two daughters Sadhana Ghosh and Chandana Ghosh as his only legal heirs. Accordingly they became the owners of undivided 1/3rd share each and continue to enjoy the same in a joint peaceful manner without any interference from any corner.

AND WHEREAS during course of joint peaceful enjoyment of the said property, said Sadhana Ghosh and Cliandana Ghosh due to look after the

Schedule mentioned properly duly executed a registered General Power of Attorney in favour of their only brother Mrityunjoy Ghosh which was duly executed and registered before the District Sub Registrar -I at Hooghly on 12.06.2009 and recorded in Book No. 1, volume No. 1, pages 1362 to 1374, being No. 00132 for the year 2009.

AND WHEREAS during course of joint peaceful enjoyment of the said property Mrityunjay Ghosh, Sadhana Ghosh and Chandana Ghosh in a joint peaceful manner without any interference from any corner, they sold, conveyed and transferred ALL THAT piece and parcel of Tank measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No. 231, R.S Khatian No. 56, L.R Khatian No. 2454 within the Mouja and Police Station Chinsurah, J.L. No. 20 in the District of Hooghly corresponding to 977, M.G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality in favour of Vishnu Kumar Shah by execution and registration of a Deed of Sale being No. 03195 for the year 2010, recorded in Book No. I, Volume No. 9, recorded in pages from 4442 to 4456 which duly registered before the Additional District Sub Registrar at Chinsurah.

AND WHEREAS now the said Vishnu Kumar Shah thus became the sole and absolute owner of ALL THAT piece and parcel of Tank measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No. 231, R.S Khatian No. 56, L.R Khatian No. 12559 within the Mouja and Police Station.:Chinsurah, J.L No 20 in the District of Hooghly corresponding to 977, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below.

AND WHEREAS the said Vishnu Kumar Shah while enjoying the aforesaid property sold, conveyed and transferred ALL THAT piece and parcel of Tank measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No.231, R.S Khatian No. 56, L.R Khatian No. 2454 within the Mouja and Police Station Chinsurah, J.L. No. 20 in the District of Hooghly corresponding to 977, M.G. Road under ward No. 22 under the Hooghly-Chinsurah Municipality in favour of the vendor herein by execution and registration of a Deed of Sale being No. 060301839 for the year 2023, recorded in Book No. I, Volume No. 0603-2023, recorded in pages from 32615 to 32637 which duly registered before the Additional District Sub Registrar at Chinsurah.

AND WHEREAS now the vendor herein thus became the sole and absolute owner of ALL THAT piece and parcel of Tank measuring about 0.186 Acres comprised in R.S Dag No. 126, L.R Dag No. 231, R.S Khatian No. 56, L.R Khatian No. 12559 within the Mouja and Police Station Chinsurah, J.L No 20 in the District of Hooghly corresponding to 977, M. G Road under ward No. 22 under the Hooghly-Chinsurah Municipality which is more fully described in the SCHEDULE Below.

AND WHEREAS the present vendors acquired the demarcated full sixteen annas share over the First Schedule property wherein in they acquired Housing Complex / Bastu and Tank in First Schedule herein below and are paying Govt. charges and taxes.

AND WHEREAS in the meantime M/s. BHAWANI ENCLAVES PRIVATE LIMITED executed and registered a Development Agreement with Power of Attorney being no. 13350/2022, 3452/2023,

3451/2023 in respect of the First Schedule Property registered before the Registered of Assurance Kolkata.

That the said Tirupati Construction duly sanctioned a G+4 building plan under storied residential cum commercial building vide Sanctioned Serial Application No.-AIN-SWS/OBPAS/1808/2023/0573/EXT/1 from the office of Hooghly-Chinsurah Municipality (hereinafter for the sake of brevity called and referred to as the "said building plan") and are willing to initiate proceedings for construction after obtaining all necessary "no objections"/"clearances", from the respective competent authorities for such high-rise erections on the said land.

AND WHEREAS the cum promoter execute a deed of boundary declaration as per possession the land vide boundary declaration.

A. The Said Land is earmarked for the purpose of building a [commercial/residential/any other purpose] project, comprising G+4 multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as '**NIRMALAYA COMPLEX**' ("Project"); Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority.

B. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed;

C. The Hooghly Chinsurah Municipality [Please insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval by the Sanctioned Authority.

D. The Promoter has obtained the final layout plan approvals for the Project from Hooghly Chinsurah Municipality [Please insert the name of the concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

E. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at _____ no. _____; on _____ under registration

F. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/building] no. ("Building") along with garage/closed parking no. _____ admeasuring _____ square feet in the _____ [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

[OR]

The Allottee had applied for a plot in the Project vide application no. _____ dated _____ and has been allotted plot no. _____ having area of _____ square feet and plot for garage/closed parking admeasuring _____ square feet (if applicable)] in the [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Plot" more particularly described inSchedule A);

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

[Please enter any additional disclosures/details]

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

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

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

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

1. TERMS:

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

The Total Price for the [Apartment/Plot] based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price")) (Give break up and description):

Block/Building/Tower no. _____ Apartment no. _____ Type _____ Floor _____	Rate of Apartment per square feet*

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

[AND] [if/as applicable]

Garage/Closed parking - 1	Price for 1
Garage/Closed parking - 2	Price for 2

[OR]

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

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the [Apartment/ Plot];
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot]:

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

- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together

with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of [Apartment/Plot] includes: 1) pro rata share in the Common Areas; and 2) _____ garage(s)/closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ _____ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee by the Promoter.

It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of

the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

[Applicable in case of an apartment] The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the [Apartment/ Plot] as mentioned below:

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

etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

(iii) That the computation of the price of the [Apartment/Plot] includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Promoter and the Allottee agrees that the [Apartment/Plot] along with _____ garage/ closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

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

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

The Allottee has paid a sum of Rs _____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the [Apartment/Plot] at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment/Plot] as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2.MODE OF PAYMENT

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

3.COMPLIANCE OF LAWS RELATING TO REMITTANCES

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

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

4.ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5.TIME IS ESSENCE

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under

the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

6.CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the [Apartment/Plot] 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 _____[Please insert 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 APARTMENT/PLOT

Schedule for possession of the said [Apartment/Plot]: The Promoter agrees and understands that timely delivery of possession of the [Apartment/Plot] is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the [Apartment/Plot] on _____ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity

caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the [Apartment/Plot], provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] 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

_____ days of receiving the occupancy certificate* of the Project.

Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

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

Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

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

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

8.REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development

upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances 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 with respect to the said Land, Project or the [Apartment/Plot];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and [Apartment/Plot] and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any actor thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the [Apartment/Plot] 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 outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project;
- (xiii) That the property is not Waqf property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

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

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

(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 apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

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

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 [Apartment/ Plot] 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 APARTMENT

The Promoter, on receipt of complete amount of the Price of the [Apartment/Plot] under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the [Apartment/Plot] 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 / APARTMENT / PROJECT

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

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

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if _____ any, _____ as _____ located _____ within _____ the _____ (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms,

fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee 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

APARTMENT: Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the [Apartment/Plot] at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Apartment/Plot], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Apartment/Plot] and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the [Apartment/Plot] or place any heavy material in the common passages or staircase of the

Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17.COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a [Apartment/Plot] 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 has been approved by the competent authority(ies) except for as provided in the Act.

19.PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/ Building] and if any such

mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building].

20.APARTMENT OWNERSHIP ACT

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

21.BINDING EFFECT

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

22.ENTIRE AGREEMENT

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

23.RIGHT TO AMEND

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

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

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

25.WAIVER NOT A LIMITATION TO ENFORCE

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

one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

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

26. SEVERABILITY

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

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

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

28. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be

reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29.PLACE OF EXECUTION

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

30.NOTICES

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

_____ Name of Allottee

_____ (Allottee Address)

M/s _____ Promoter name

_____ (Promoter Address)

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

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

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such 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 thereunder.]

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1) _____

(2) _____

At _____ on _____ in

the presence of:

Please affix
photograph
and sign
across the
photograph

Please affix
photograph
and sign
across the
photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1) _____

(Authorized Signatory)

Please affix
photograph
and sign
across the
photograph

WITNESSES:

1. Signature _____

Name –

Address _____

2. Signature _____

Name–

Address _____

THE SCHEDULE 'A' ABOVE REFERRED TO**(Description of the land on which the building has been constructed)**

District-Hooghly, P.S.-Chinsurah, J.L.No.-20, Mouza-Chinsurah, Mohalla–M.G. Road (Mahatma Gandhi Road) Ward No.-22, Holding no. 961/7 under the Hooghly Chinsurah Municipality in L.R. Khatian No.-**12318**, R.S. Dag No.-132 corresponding to L.R Dag No.-238, admeasuring **0.461** acre, classified as **Housing complex** and R.S. Dag

No.-133 corresponding to L.R Dag No.-**239**, admeasuring **0.663** acre, classified as **Housing complex** and R.S. Dag No.-149 corresponding to L.R Dag No. **250**, admeasuring **0.057** acre, classified as **Housing complex** and R.S. Dag No.-125 corresponding to L.R Dag No. **230**, admeasuring **0.167** acre, classified as **BastuHousing complex** and R.S Khatian No.-56, L.R. Khatian No. 12559, R.S. Dag No.-126 corresponding to L.R Dag No. **231**, admeasuring **0.186** acre, classified as **Tank**, total area of-**1.348 Acre** Housing Complex / Bastu and **0.186 Acre** Tank.

The Schedule in L.R. Dag No. 230, 238, 239, 250, 231 butted bounded by:-

On the North : Property of L.R. Plot No. 275, 247, 246.

On the South : 16 ft. Wide Road in L.R. Plot No. 229.

On the East : 16 ft. Wide Municipal Road and L.R. Plot No.- 369, 368, 241, 242, 247, 249

On the West : Property of L.R. Plot No.-233, 232, 237, 251, 252.

SCHEDULE 'B' –

FLOOR PLAN OF THE APARTMENT

ALL THAT a residential **Apartment** being no. -----, **Block** -----, containing a super built up area of ----- (-----) **Sq. ft.** be the same a little more or less consisting of --- Bed Rooms, -- Drawing cum Dining Space, ----- open Kitchen, ----- Toilets and 1 Balcony with **Vitrified Tiles flooring** and **Lift facility** of the **Multistoried Building** namely

_____, situated at
 _____, under
 _____, within the
 jurisdiction of _____, in the
 District _____ of
 _____ and with
 proportionate share of land and together with common parts
 and portions of the said more fully and particularly
 described in the **Schedule** '-----', '-----', '-----', '-----'
& ' '
 hereinabove

Floor plan is annexed with this agreement for sale

SCHEDULE 'C' –

PAYMENT PLAN BY THE ALLOTTEE

(PAYMENT SCHEDULE)

- | | | |
|------------------------------------|---|-----------------------------------|
| 1. On Booking Amount | = | 1,00,000/-+ GST |
| 2. 10 to 15 days of Sale Agreement | = | 10% less Booking amount +
GST. |
| 3. On completion of Pilling | = | 10% + GST |
| 4. On First Floor Casting | = | 10% + GST |

5. On Second Floor Casting	=	10% + GST
6. On Third Floor Casting	=	10% + GST
7. On Fourth Floor Casting	=	10% + GST
8. On Fifth Floor Casting	=	10% + GST
9. On Sixth Floor Casting	=	10% + GST
10. On Seventh Floor Casting	=	10% + GST
11. On completion of Bricks works	=	5% + GST+ 50% of Extra charge of Designated Floor
12. On notice for possession	=	5% + GST + 50% of Extra Charge.