

**AGREEMENT FOR SALE**

**THIS DEED OF AGREEMENT FOR SALE** is made on this \_\_\_\_\_ day of  
\_\_\_\_\_, for the year 2025

**BETWEEN**

**1. ROHRA DEVELOPERS PVT.LTD".** (PAN – AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(A) SRI HARISH KUMAR ROHRA (B) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **2. SRI HARISH KUMAR ROHRA** Son of late Tirath Das Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **3. SRI YOGESH ROHRA** Son of late Tirath Das Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **4. SRI SONU ROHRA** Son of Mr. Harish Kumar Rohra, by nationality Indian, by faith - Hindu, residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, **5. SARASHI GUPTA, (PAN - DDWPG7811P)** Wife of Mr. Amitava Gupta, by nationality - Indian, by religion - Hindu, residing at 37/5, Purba Sinthee Road, Dum Dum, P.O Ghugudanga, P.S Dum Dum, District – North 24-Parganas, Kolkata : 700030, **6. "SHIV GLOBAL TOWER LLP". (PAN – ADLFS6526K)**, a limited liability partnership having its registered office at P - 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its Partners **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representative and/or assigns) of the **FIRST PART**.

The aforesaid Vendors no. 5 to 6 are being represented by their Constituted Attorneys **ROHRA DEVELOPERS PVT.LTD".** (PAN – AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(A) SRI HARISH KUMAR ROHRA (B) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith -

Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, by virtue of power entrusted to them through a Several Development Agreement & Development Power of Attorney dated 17th march 2025, registered in the office of A.R.A -II, Kolkata and was recorded in Book No.I, being No. 2927 for the year 2025.

Development Agreement & Development Power of Attorney dated 30th April 2025, registered in the office of A.D.S.R Rajarhat and was recorded in Book No.I, being No. 6002 for the year 2025.

**AND**

**"ROHRA DEVELOPERS PVT.LTD".** (PAN – AAECR3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees) of the **SECOND PART**.

**AND**

1. \_\_\_\_\_ **(PAN – \_\_\_\_\_)**, Daughter/Son/Wife of \_\_\_\_\_, by faith- Hindu, by nationality - Indian, residing at \_\_\_\_\_, P.O – \_\_\_\_\_, P.S – \_\_\_\_\_, Dist – \_\_\_\_\_, Pin - \_\_\_\_\_, hereinafter called and referred to as the "**ALLOTTEE/S/PURCHASER/S**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs, executors, administrators, successors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

**WHEREAS:**

- A. "Land Owners" are the absolute and lawful owners of ALL THAT Piece and Parcel land measuring more or less 37.13 Decimals of land of land recorded in R.S & L.R Dag Nos. 924, 927, 928 under L.R Khatian Nos. 2157, 2186, 2187, 2364, 2365, 2516, 2521, 2629, 2631, 2635, 2636, 2649 of Mouza – Jatragachi, J.L. No. 24, within the Jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District – North 24-Parganas. More particularly described in Schedule A1.
- B. The Land Owners and the Promoter have entered into several joint development agreements and Development Power of Attorney. The Owners and the Developer have entered into a Several registered Development Agreement & Development Power of Attorney dated 17th march 2025, registered in the office of A.R.A -II, Kolkata and was recorded in Book No.I, being No. 2927 for the year 2025.
- C. The Said Land is earmarked for the purpose of building a commercial/residential project, comprising of multi-storied apartment buildings and the said project shall be known as '**ROHRA TULIP**' ("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.
- D. 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;

- E. The Office of The Rajarhat Panchayat Samity, Rajarhat, North 24 Parganas has granted the commencement certificate to develop the Project vide approval Order No. **1773/RPS dated 12.11.2025.**
- F. The Promoter has obtained the final layout plan approvals for the Project from The Office of The Rajarhat Panchayat Samity, and The Barasat Zila Parishad. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in compliance with Rules of the Act and other laws as applicable;
- G. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata Registration No.  
\_\_\_\_\_.  
\_\_\_\_\_.  
\_\_\_\_\_.  
\_\_\_\_\_.
- H. The Allottee had applied for an apartment in the Project on dated and has been allotted identified (Developer Allocation), by **Flat No. \_\_\_, Block No. \_\_\_,** measuring more or less **\_\_\_\_\_ Sq.ft.** Super Built-up Area, located at **\_\_\_\_\_ FLOOR and** one car parking space measuring more or less 120 Sq. ft **located at GROUND FLOOR** of the premises namely **ROHRA TULIP** as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined in Schedule D (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); in the above said land more particularly described in Schedule A1.
- I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

J. The Parties 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 Flat;

**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 Allottees hereby agrees to purchase, the **Flat**, The Total Price for the **Flat and Car Parking Space** is Rs: \_\_\_\_\_ .00 i.e. (Rupees \_\_\_\_\_) only.

Rate of Apartment/Flat per square feet (Super builtup area)	<b>Rs.</b>
Price of Apartment/Flat-	<b>Rs:</b>
Price of Car parking Space	<b>Rs.</b>
Total Price of Flat (excluding GST)	<b>Rs:</b>
GST on the above amount as applicable	<b>Rs:</b>
Total Price of Flat (including GST)	<b>Rs:</b>

**Flat No. \_\_\_\_\_, Block No. \_\_\_\_\_, measuring more or less \_\_\_\_\_ Sq.ft. Super Built-up Area, located at \_\_\_\_\_ FLOOR of the premises namely ROHRA TULIP.**

Explanation: (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment (ii) The Total Price above 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 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 15 (fifteen) 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 above does not include stamp duty, registration charges, lawyer fees, maintenance charges, any extra work charges and all other incidental and legal expenses etc.; (v) The Total Price of Apartment includes: 1) pro rata share in the Common Areas; and One garage(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").

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 booked in Schedule E (Specifications of the Apartment), as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the Occupancy Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area within the defined limit then Promoter shall refund the excess money paid by Allottee within 45 (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 of this Agreement.

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

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

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of not only the Apartment but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, 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/Flat 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, 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/Flat to the Allottees, which it has collected from the Allottees, for the payment of outgoings only till the date of physical possession is ready to transfer, as and when notified by the Promoter, (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to Competent Authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person. The

Promoter will not be liable for any outgoings for which the liability is created or related to the date after completion of the Project.

The Allottee/s has paid a sum of Rs. \_\_\_\_\_ .00 i.e. (Rupees \_\_\_\_\_ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee/s hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

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

## **2. MODE OF PAYMENT**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of ' Rohra Developers Private Limited' 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 fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the

Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

#### **4. ADJUSTMENT/APPROPRIATION OF PAYMENTS**

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

#### **5. TIME IS ESSENCE**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the Common Areas to the Association of the Allottees after receiving the Occupancy Certificate or the completion certificate or both, as the case may be, as and when granted by the Competent Authority. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other

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

## **6. CONSTRUCTION OF THE PROJECT/ APARTMENT**

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, Floor Plans, Layout Plans 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 present West Bengal Housing Laws, and shall not have an option to make any variation /alteration /modification in such plans, other than after taking approval from the Competent Regulatory Authorities. If the Promoter intends to develop buildings in any adjoining plot of land, then he shall have the right and power to amalgamate the adjoining land with land of the said Project and merge the Common Areas, facilities and amenities of the new buildings on the adjacent land with the said Project after taking approval from the Competent Authorities, and the Allottee agrees to not have any objection with this kind of merger and amalgamation.

## **7. POSSESSION OF THE APARTMENT**

**Schedule for possession of the said Apartment:** The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment by **November, 2030**, 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"). An additional six (6) months of grace period from the above mentioned date is allowed to the Promoter to hand over the apartment. If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee

agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment in respect of the said Apartment and Garage, within 45 days from that date without any interest charges. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

**Procedure for taking possession** – The Promoter, upon obtaining the Occupancy Certificate from the Competent Authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment 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 after receiving the Occupancy Certificate of the Project.

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

**Possession by the Allottee** – After obtaining the Occupancy Certificate and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including Common Areas, to the association of the Allottees or the Competent Authority, as the case may be, as per the local laws.

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

Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the promoter to the Allottee within 45 days of such cancellation. The Allottee must give a written confirmation to the promoter for any cancellation.

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

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

interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment.

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

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

- (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
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and Common Areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project

and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the Common Areas to the Association of the Allottees;
- (x) The 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 until the physical handover of the project.
- (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 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.

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

- (i) In case the Allottee fails to make payments for two consecutive demands within fifteen (15) days of each demand 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 beyond two consecutive demands and 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 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (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/Registrar/Competent Authority 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). The Allottee/s shall bear all costs, including lawyer charges and expenses for preparing the same.

## **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 excluded in the Total Price of the Apartment, and shall be paid separately at the time of giving possession. The Maintenance Charges will be Rs.2.5 (Rupees two and fifty paise) per square feet of Super Built-Up Area of the apartment, and can

be increased by the Promoter/Association of Allottees, when formed, at the time of or after giving Possession of the said Apartment. Non-payment or late payment of maintenance charges by the Allottees will attract penalty charges along with the due amount, which shall be reasonable and decided by the Promoter/Association of Allottees when formed. And also applicable 18% GST. The Allottee/s will have to pay to the Promoter/ Developer for Sinking Fund Rs. 30 per Sq ft of Super Built-up Area of the said apartment.

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

The Allottee hereby agrees to purchase the Apartment on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the developer or the Association of Allottees (or the maintenance agency appointed by it) and also subject to 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 or the Promoter from time to time.

## **13. 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 and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottees and/or maintenance agency/Promoter to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

## **14. USAGE**

The service areas as located within the Project ROHRA TULIP, shall be earmarked for purposes such services including but not limited to electric substation, 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 in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

#### **15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:**

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

agency appointed by Association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

#### **16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE**

The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any Competent Authority in respect of the Apartment/ at his/ her own cost.

#### **17. 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.

#### **18. 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.

#### **19. 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 15 (fifteen) 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 15 (fifteen) 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 excluding the booking amount shall be returned to the Allottee without any interest or compensation whatsoever, but after deducting the interest charges for late payment, if any.

## **20. 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.

## **21. RIGHT TO AMEND**

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

## **22. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES**

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

**23. 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.

**24. 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.

**25. 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 Area of the Apartment bears to the total Super Built- up Area of all the Apartments in the Project.

## **26. 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.

## **27. 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.

## **28. 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:

### **ALLOTTEE/S NAME :**

1. \_\_\_\_\_, Son/Daughter/ of \_\_\_\_\_, by faith-Hindu, by nationality - Indian, residing at \_\_\_\_\_, P.O - \_\_\_\_\_, P.S - \_\_\_\_\_, Dist - \_\_\_\_\_, Pin - \_\_\_\_\_.

**PROMOTER / DEVELOPER NAME & ADDRESS :**

**ROHRA DEVELOPERS PVT.LTD".** a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, The company is represented by its directors **(1) SRI HARISH KUMAR ROHRA (2) SRI YOGESH ROHRA**, both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055.

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.

**29. 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.

**30. 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.

**31. 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.

### **32. ARBITRATION**

Any disputes and difference, if arises, between the parties to this agreement, shall on the first place be referred to the sole arbitrator nominated by the developer and if necessary the arbitrator so nominated may proceed within the ambit of the Arbitration and Conciliation Act, 1996 and without compliance the provision of said arbitration, neither or the parties will be entitled to proceed before the court of laws as regards the said the disputes and differences.

### **SCHEDULE 'A'**

**(Description of the Flat Space here by sold)**

**ALL THAT** a self-contained residential flat, identified by **Flat No. \_\_\_\_\_**, **Block No. \_\_\_\_**, measuring more or less \_\_\_\_\_ **Sq.ft.** Carpet Area, measuring more or less \_\_\_\_\_ **Sq.ft.** Balcony Area, measuring more or less \_\_\_\_\_ **Sq.ft.** Built- up Area, measuring more or less \_\_\_\_\_ **Sq.ft.** Super Built-up Area, located at \_\_\_\_\_ **FLOOR** of the premises namely "**ROHRA TULIP**" **TOGETHERWITH** undivided imparible proportionate share of interest in the land comprised in the said property, under Jyangra-Hatiara No. II Gram Panchayet, under P.S. Rajarhat now Newtown, District . North 24 Parganas which includes all the Common Areas and facilities attached therewith Togetherwith the undivided proportionate share/interest on the land attributable thereto.

### **SCHEDULE 'A1'**

**(Description of The Said Property)**

A plot of land measuring more or less 37.13 Decimals of land recorded in R.S & L.R Dag Nos. 924, 927, 928 under L.R Khatian Nos. 2157, 2186, 2187 2364, 2365, 2516, 2521, 2629, 2631, 2635, 2636, 2649 of Mouza – Jatragachi, J.L. No. 24, within the Jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New Town, District – North 24-Parganas.

**BUTTED & BOUNDED BY :**

**On the North** : Others Property.

**On the South** : 21 feet wide road.

**On the East** : others property

**On the West** : others property.

**SCHEDULE 'C'**

**(Payment Plan By The Allottee/s)**

On execution of the agreement	- 10% of agreed consideration
On casting of foundation	- 20 % of agreed consideration
On casting of first floor	- 20 % of agreed consideration
On casting of 2nd floor	- 10 % of agreed consideration
On casting of 3rd floor	- 10 % of agreed consideration
On casting of 4th floor	- 10 % of agreed consideration
On completion brick work of subject flat	- 10% of agreed consideration
On registration and Delivery of possession	- 10% of agreed consideration

All amount payable above to be paid together with applicable GST and other statutory charges payable from time to time.

**SCHEDULE 'D'**

**(Definition Of Common Areas)**

Roof,

R.C.C. Columns

Under ground water reservoir,

Overhead water tank,

Space for meter and pump,

Passage, courtyard, open areas with all easement rights,

Septic tank,

Electric installations,

Elevator

Water treatment facilities

All other reasonable rights attached with the said building or the flat and/or the premises.

**Part 2 – Service Area and Portion (With access for only maintenance staff and Association)**

Expenses for maintaining, repairing, redecorating the building and/or part thereof.

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Expenses for maintaining / repairing of

1. Water treatment arrangement, 2. Water supply arrangement, 3. Elevator, 4. Generator Backup.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof.

**SCHEDULE 'E' – SPECIFICATIONS OF THE APARTMENT**

**FOUNDATION:** The foundation of the building shall be reinforced cement concrete and Pilling work complete.

**STRUCTURE :** The main structure of the building shall be of reinforced cement and concrete frame structure comprising of R.C.C. Columns beams slabs etc.

**ELEVATION** : Attractive designed front elevation with exclusive finish.

**WALLS** : The external walls of the building be 200/125mm thick brick or block and partition wall inside the flats shall be of 75 mm and 125 mm thick. Both to be bounded with cement morter and chemical bags.

**PLASTERING** : Interior : Cement Plaster overlaid with wall putty.

Exterior : High quality waterproof weather coat paint.

### **FLOORING AND**

**SKIRTING**: Entire Flat : Vitrified Tiles  
Kitchen & Toilet : Anti Skid Tiles.

**DOORS** : Solid core flushed door with teak finish. Main Door fitting – Godrej night latch, Toilet Door – High quality PVC Door.

**WINDOWS** : Fully glazed anodized aluminium sliding windows with integrated grill.

**TOILET FITTINGS** : sanitary ware of jaguar or cera equivalent. CP fittings of jaguar or cera equivalent. Electrical point for gysen in all toilet. Plumbing provision hot / cold water line in toilets.

### **KITCHEN FITTINGS/**

**FIXTURES**: Granite Platform with stainless steel sink, Dado tiles upto 3 feet. Above the counter. Electrical points for refrigerator, Aqua guard & Exhaust fan.

**ROOF** : Proper roof treatment with water proofing with roof tiles all amenities.

**STAIRS** : All landings and steps of the stair-case will be Kota Marble/Marble White.

**ELECTRICALS** : Meter-individual meter to be fitted by individual costing. Concealed copper wiring with ,modular switches. Ac point in all bedrooms, cable TV, Telephone points, electrical points of havels or equivalent with central MCB.

**GENERATOR:** Generator Backup only on all tube light and all fans.

**WATER SUPPLY:** 24 hours supply from captive and deep Tube wells. Water Treatment plant (iron removal).

**Lift:** Semi automatic lift of reputed make.

The Party has to pay extra money for any extra work other than what are stated in hereto.

**IN WITNESSES WHEREOF**, the Parties have hereunto set their respective signature on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

**IN THE PRESENCE OF :**

1.

As CONSTITUTED ATTORNEY ***SARASHI GUPTA*** and "***SHIV GLOBAL TOWER LLP***".

Signature of the Vendors.

2.

Signature of the Vendor

Signature of the Developer

Signature of the Purchasers

**RECEIVED Rs. \_\_\_\_\_ .00 (Rupees \_\_\_\_\_ )**  
**only** from the within named Purchaser/s as advance as per following memo:

**MEMO OF CONSIDERATION**

<b><u>Cheque No.</u></b>	<b><u>Date</u></b>	<b><u>Bank</u></b>
<b><u>Amount.</u></b>		

Signature of the Developer.

**DRAFTED BY ME AND PREPARED IN MY OFFICE**

(Sri Dipankar Chandra Das)  
Advocate  
Barasat Court

