

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE ON THIS THE _____ day of _____
TWO THOUSAND AND TWENTY-FOUR (2024).

BY AND BETWEEN

MR. _____, PAN _____, son of Sri/Late
_____, by occupation - _____, & MRS.
_____, PAN _____, wife of Mr.
_____, by occupation - _____, both by Nationality -
Indian, both by faith _____, both residing at _____,
P.S. _____, P.O. _____, Siliguri - _____,
Hereinafter referred to as the '**PURCHASER(S) /FIRST PARTY /ALLOTEE(S)**' (which
terms and/or expression shall unless excluded by or repugnant to the subject or context be
deemed to mean and include his/her/their heirs, executors, administrators, legal
representatives and/or successors) of the **FIRST PART**;

A N D

ASHIYANA BUILDERS & DEVELOPERS, (Income tax PAN NO: ABBFA 3680N) a
Partnership firm .constituted under Partnership Act 1932 having its office at Gupta Apartment,
Gandhi Nagar, P.O. Sevoke Road, P.S. Bhakti Nagar, District: Jalpaiguri- 734 001 and
represented by one of its partner **SRI SURENDRA GUPTA (Income Tax PAN NO.
ACUPG5997L) and Aadhar Card No. 5340 8755 5841)** son of Late Bijay Gupta, Indian by
citizen, Hindu by religion, Business by occupation, resident of Gupta Apartment, Gandhi
Nagar, Ward No.43 of Siliguri Municipal Corporation, P.O. Sevoke Road, P.S. Bhakti Nagar,
District Jalpaiguri 734 001-hereinafter called the "**VENDOR**" which expression shall mean
and include unless excluded by or repugnant to the context its executors, legal representatives,
administrators and assigns of the **SECOND-PART**.

(I) WHEREAS:

A. The above named Vendor, **ASHIYANA BUILDERS & DEVELOPERS**, is the absolute and lawful owner of land measuring 16 (Sixteen) Katthas or 26.4 Decimal appertaining to and forming part of R.S.Plot No. 341 and 342 corresponding to L.R. Plot No. 509 & 523 recorded in R. S. Khatian No. 4/1 & 4/2 L.R. Khatian No. 5593 and 5625 situated within Mouza- Kalkut, J.L.No.44, (within the Jurisdiction of Champasari Gram Panchayat,) P.S.-Pradhan Nagar, Dist- Darjeeling by virtue of Registered Deed of Conveyance s(Sale), being document Number **I-040300925 dated 11.2.2021** and **Deed No. 300926 dated 11.02.2021** executed by **SMT. RENUKA CHHETRI W/o Sri Dinesh Chhetri** of Hill Cart Road by-Lane, P.O. & P.S. Pradhan Nagar, District: Darjeeling said deeds were registered at the office of ADSR Bagdogra, Siliguri-II on the said date.

B. **AND WHEREAS** in the manner aforesaid the above named Vendor i.e. **ASHIYANA BUILDERS & DEVELOPERS**, became the rightful owner of land measuring 16 Kattha or 26.4 Decimal having permanent, heritable and transferable, right, title and interest therein free from all encumbrances and charges whatsoever.

AND WHEREAS being owner in such possession the Vendor/Second Party mutated its name in respect of the aforesaid Plot of Land measuring more or less 16 Katthas or 26 Decimal in the Record of Rights and thereafter two New L.R.Khatian No.5593 & 5625 with respect to L.R.Plot No.509 area of land 02 Decimal & 523 area of land 24 Decimal was generated from the Office of B.L. & L.R.O –Matigara, Shiv Mandir, as per provisions of W.B.L.R. Act 1955.

II. WHEREAS thereafter the Vendor/Second Party intended to develop the aforesaid landed property by constructing a Four Storey (G+3) Commercial cum Residential Building as per Sanctioned Building Plan from the concerned Authority **Champasari Gram Panchayat**.

- A. The Vendor/Second Party has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project building plan approved Building Plan Registration No. 354 and plan sanctioned order No.210/MPS Dated 16.03.2023 of Matigara Panchayat Samity.
- B. The Champasari Gram Panchayat has granted the Commencement certificate to develop the project vide approval dated 16.03.2021.

- C. The Vendor is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said land on which Project is to be constructed.
- D. The Vendor agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with **Section 14 of THE REAL ESTATE (Regulation and Development) Act, 2016** and other laws as applicable.
- E. The Vendor shall register the Project under the provision of the Act with the Real Estate Regulatory Authority.
- F. The Purchaser(s) /Allottee (s) had applied for an Apartment and a Car Parking Space in the Project and has been allotted the **Apartment no:**_____having Carpet Area of _____ **sq.mt Square Meter** (equivalent to _____**Square Feet**), corresponding to super built-up area of _____ **Square Meter** (equivalent to _____ **Square Feet**)] on _____**floor and** along with garage/closed parking no on _____**floor** of the building named “ **Ashiyana Oasis Residency**” as permissible under the applicable law and of pro rata share in the common areas .
- G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein :
- i. The Purchaser(s) /Allottee(s) have independently examined and verified or caused to be examined and verified, inter alia, the following and have fully satisfied themselves about the same:
 - ii. The Sanctioned Plans of the Buildings.
 - iii. The Carpet Area of the Said Apartment;
 - iv. The Specifications and common Portions of the Project; and
 - v. The respective rights interest and entitlements of the Vendor and the Purchaser(s) /Allottee(s) under this Agreement for Sale.

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

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

J. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between this Parties, the Vendor/Developer hereby agrees to sell and the Purchaser(s) /Allottee(s) hereby agree to purchase the Flat & Parking space as specified in paragraph I .

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 the Agreement, the Vendor/Developer agrees to sell to the Purchaser(s) /Allottee(s) and the Purchaser(s) /Allottee(s) hereby agree to purchase the residential **Apartment** as specified **IN PARAGRAPH I.**

The Total Price for the [Apartment] based on the carpet area is **Rs.**_____/- (**Rupees** _____) **only (“Total Price”)**

APARTMENT NO: _____	Total Cost of Apartment
FLOOR: _____	Rs. _____
Apartment Price (in rupees)	Rupees _____

That all the Registration expenses, GST or any other taxes by the authority shall be paid by the Purchaser(s) /Allottee(s) separately.

Explanation:

(i) The Total Price above includes the booking amount paid by the Purchaser(s) /Allottee(s) to the Vendor towards the Apartment.

(ii) The Total Price above includes Taxes (consisting of Municipal tax and Khazana paid or payable by the Vendor/ in connection with the construction of the Project payable by the Vendor/Developer) 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 Purchaser(s) /Allottee(s) to the Vendor/Developer shall be increased/reduced based on such change / modification. Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Purchaser(s) /Allottee(s).

(iii) The Vendor shall periodically intimate to the Purchaser(s) /Allottee(s), the amount payable as stated in (i) above and the Purchaser(s) /Allottee(s) shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Vendor/Developer shall provide to the Purchaser(s) /Allottee(s) 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 the Apartment includes pro rata share in the Common Areas.

The Total Price is escalation-free, save and except increases which the Purchaser(s) / Allottee(s) hereby agree 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 Vendor/Developer undertakes and agrees that while raising a demand on the Purchaser(s) / Allottee(s) for increase in development charges, cost / charges imposed by the competent authorities, the Vendor/Developer shall enclose the said notification/order/rule/regulation to the effect along with the demand letter being issued to the Purchaser(s) / Allottee(s), which shall only be applicable on subsequent payments.

The Purchaser(s) / Allottee(s) shall make the payment as per the payment plan set out in **Schedule “C”** (“Payment Plan”).

The Vendor may allow, in its sole discretion, a rebate for early payments of installments payable by the Purchaser(s) / Allottee(s) by discounting such early payments for the period by which the respective installment has been propped. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to any Purchaser(s) / Allottee(s) by the Vendor/Developer.

It is agreed that the Vendor Shall not make any additions and alteration 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 Purchaser(s) / Allottee(s). Provided that the Vendor/Developer may make such minor additions or alterations as may be required by the Purchaser(s) / Allottee(s), or such minor changes or alterations as per the provisions of the Act.

The Vendor shall confirm the final carpet area that has been allotted to the Purchaser(s) / Allottee(s) 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 Vendor. If there is any reduction in the carpet area within the defined limit then Vendor shall refund the excess money paid by Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s). If there is any increase in the carpet area allotted to Purchaser(s) / Allottee(s), the Vendor shall demand from the Purchaser(s) / Allottee(s) 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 Vendor agrees and acknowledges, the Purchaser(s) / Allottee(s) shall have the right to the Apartment as mentioned below:

- (i) The Purchaser(s) / Allottee(s) shall also have undivided proportionate share in the Common Areas. Since the share/interest of Purchaser(s) / Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s) 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 Vendor/Developer shall convey undivided proportionate title in the common areas to the association of Purchaser(s) / Allottee(s) as provided in the Act.
- (ii) 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, in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

- (iii) It is made clear by the Vendor/Developer and the Purchaser(s) / Allottee(s) agree that the Apartment shall be treated as a single individual unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Premises and is not a part of any other project or zone and shall not from 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 all Purchaser(s) / Allottee(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Purchaser(s) / Allottee(s) of the Project.
- (iv) It is understood by the Purchaser(s) / Allottee(s) that all other areas and i.e. areas and facilities falling outside the Project, namely **"Ashiyana Oasis Residency"** 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 Vendor/Developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Purchaser(s) / Allottee(s), which it has collected from the Purchaser(s) / Allottee(s), 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 Vendor/Developer fails to pay all or any of the outgoings collected by it from the Purchaser(s) / Allottee(s) or any liability, mortgage loan and interest thereon before transferring the apartment to the Purchaser(s) / Allottee(s), the Vendor/Developer 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.
- (v) The Purchaser(s) / Allottee(s) has paid a sum of **Rs. _____ /-(Rupees _____)** only as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Vendor/Developer hereby acknowledges and the Purchaser(s) / Allottee(s) hereby agree to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Vendor within the time and in the manner specified therein.

- (vi) Provided that if the Purchaser(s) / Allottee(s) delay 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 Vendor/Developer abiding by the construction milestones, the Purchaser(s) / Allottee(s) shall make all payments, on demand by the Vendor/Developer, 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 ‘_____’,
Current A/C no._____ **Payable at**_____, _____ **Branch, IFSC CODE:**_____,_____.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Purchaser(s) / Allottee(s), 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 there under or any statutory amendment(s) modification(s) made hereof and all other applicable laws, including that of remittance of Payment acquisition/sale/transfer of immovable properties in India etc. and provide the Vendor/Developer with such permission, approvals which would enable the Vendor/Developer to fulfill its obligations under the 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 Purchaser(s) / Allottee(s) 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 Vendor/Developer accepts no responsibility in this regard. The Purchaser(s) / Allottee(s) shall keep the Vendor/Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser(s) / Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser(s) / Allottee(s) to intimate the same in writing to the Vendor/Developer immediately and comply with necessary formalities if any under the applicable laws. The Vendor/Developer shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser(s) / Allottee(s) and such third party shall not have any right in the application/allotment of the said apartment applied for herein in way and the Vendor/Developer shall be issuing the payment receipts in favour of the Purchaser(s) / Allottee(s) only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5. TIME IS ESSENCE

Time is of essence for the Vendor/Developer as well as the Purchaser(s) / Allottee(s). The Vendor/Developer shall abide by the time schedule for completing the project and handing over the Apartment to the Purchaser(s) / Allottee(s) and the common areas to the association of the Purchaser(s) / Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser(s) / Allottee(s) 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 Vendor/Developer as provided in Schedule C (“Payment Plan”).

6. CONSTRUCTION OF THE PROJECT/APARTMENT

The Purchaser(s) / Allottee(s) 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 Vendor/Developer. The Vendor/Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in the Agreement. The Vendor/Developer 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 Siliguri Municipal Corporation 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 Vendor/Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT

Schedule for possession of the said Apartment: The Vendor/Developer agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Vendor/Developer, based on the approved plans and specifications, assures to hand over possession of the Apartment not later than **31.03.2026**

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 Purchaser(s) / Allottee(s) agrees that the Vendor/Developer shall be entitled to the extension of time of 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 Purchaser(s) / Allottee(s) agrees and confirm that, in the event it becomes impossible for the Vendor/Developer to implement the project due to Force Majeure Conditions, then this allotment shall stand terminated and the Vendor/Developer shall refund to the Purchaser(s) / Allottee(s) the entire amount received by the Vendor/Developer from the allotment within 45 days from that date. After refund of the money paid by the Purchaser(s) / Allottee(s), Purchaser(s) / Allottee(s) agree that he/she/they shall not have any rights, claims etc. against the Vendor/Developer and that the Vendor/Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

Procedure for taking possession- The Vendor/Developer, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment to the Purchaser(s) / Allottee(s) in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Vendor/Developer shall give possession of the Apartment to the Purchaser(s) / Allottee(s). The Vendor/Developer agrees and undertakes to indemnify the Purchaser(s) / Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor/Developer. The Purchaser(s) / Allottee(s) agree(s) to pay the maintenance charges as determined by the Vendor / association of Allottees, as the case may be. The Vendor/Developer on its behalf shall offer the possession to the Purchaser(s) / Allottee(s) in writing within 2 (two) months of receiving the occupancy certificate of the Project.

Failure of Purchaser(s) / Allottee(s) to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Vendor/Developer as per clause 7.2, the Purchaser(s) / Allottee(s) 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 Vendor/Developer shall give possession of the [Apartment/Plot] to the Purchaser(s) / Allottee(s). In case the Purchaser(s) / Allottee(s) fails to take possession within the time provided in clause 7.2, such Purchaser(s) / Allottee(s) shall continue to be liable to pay maintenance charges as applicable.

Possession by the Allottees -After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Purchaser(s) / Allottee(s), it shall be the responsibility of the Vendor/Developer to hand over the necessary documents and plans, including common areas, to the association of the Purchaser(s) / Allottee(s) or the competent authority, as the case may be, as per the local laws.

Cancellation by Allottees - The Purchaser(s) / Allottee(s) will have the right to cancel / withdraw his allotment in the Project as provided in the Act. Provided that where the Purchaser(s) / Allottee(s) proposes to cancel / withdraw from the project without any fault of the Vendor/Developer, the Vendor/Developer herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Purchaser(s) / Allottee(s) will be returned by the Vendor/Developer to the Purchaser(s) / Allottee(s) within 45 days of such cancellation.

Compensation – The Vendor/Developer shall compensate the Purchaser(s) / Allottee(s) in case of any loss caused to him/her/them 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 Vendor/Developer 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 Vendor/Developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Vendor/Developer shall be liable, on demand to the Purchaser(s) / Allottee(s), in case the Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s) do not intend to withdraw from the Project, the Vendor/Developer shall pay the Purchaser(s) / Allottee(s) 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 VENDOR/DEVELOPER

The Vendor/Developer hereby represents and warrants to the Purchaser(s) / Allottee(s) as follows:

(i) The Vendor/Developer has absolute, clear and marketable title with respect to the said Premises; the requisite rights to carry out development upon the said Premises and absolute, actual, physical and legal possession of the said Premises for the Project.

(ii) The Vendor/Developer 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 Premises or the Project; [in case there are any encumbrances on the land provided 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 Premises, Project or the Apartment;

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

(vi) The Vendor/Developer 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 Purchaser(s) / Allottee(s) created herein, may prejudicially be affected;

(vii) The Vendor/Developer 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 Premises, including the Project and the Apartment which will, in any manner, affect the rights of Purchaser(s) / Allottee(s) under this Agreement;

(viii) The Vendor/Developer confirms that the Vendor/Developer is not restricted in any manner whatsoever from selling the Apartment to the Purchaser(s) / Allottee(s) and the common areas to the Association of the Purchaser(s) / Allottee(s);

(ix) At the time of execution of the conveyance deed the Vendor/Developer shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Purchaser(s) / Allottee(s) and the common areas to the Association of the Purchaser(s) / Allottee(s);

(x) The said Premises 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 said Premises;

(xi) The Vendor/Developer 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 Premises) has been received by or served upon the Vendor/Developer in respect of the said Premises 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 Vendor/Developer shall be considered under a condition of Default, in the following events;

(i) Vendor/Developer fails to provide ready to move in possession of the Apartment to the Purchaser(s) / Allottee(s) 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 respect;

(ii) Discontinuance of the Vendor/Developer business as a Vendor/Developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

In case of Default by Vendor/Developer under the conditions listed above, Purchaser(s) / Allottee(s) is entitled to the following;

(i) Stop making further payments to Vendor/Developer as demanded by the Vendor/Developer. If the Purchaser(s) / Allottee(s) stops making payments, the Vendor/Developer shall correct the situation by completing the construction milestones and only thereafter the Purchaser(s) / Allottee(s) be required to make the next payment without any penal interest;

Or

(ii) The Purchaser(s) / Allottee(s) shall have the option of terminating the Agreement in which case the Vendor/Developer shall be liable to refund the entire money paid by the Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s) does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Vendor/Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

The Purchaser(s) / Allottee(s) shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Purchaser(s) / Allottee(s) fail to make payments for 3 (three) consecutive demands made by the Vendor/Developer as per the Payment Plan annexed hereto, despite having been issued notice in the regard the Purchaser(s) / Allottee(s). Will be liable to pay interest to the Vendor/Developer on the unpaid amount at the rate specified in the Rules.

(ii) In case of Default by Purchaser(s) / Allottee(s) under the condition listed above continues for a period beyond consecutive month after notice from the Vendor/Developer in this regard, the Vendor/Developer shall cancel the allotment of the Apartment in favour of the Purchaser(s) / Allottee(s) and refund the amount money paid to him by the Purchaser(s) / Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Vendor/Developer on receipt of complete amount of the Price of the Apartment under the Agreement from the Purchaser(s) / Allottee(s), 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 Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s) authorizes the Vendor/Developer to withhold registration of the conveyance deed in their favour till full and final settlement of all dues and stamp duty and registration charges to the Vendor/Developer is

made by the Purchaser(s) / Allottee(s). The Purchaser(s) / Allottee(s) will be solely responsible and liable for compliance of the provisions of the 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 Vendor/Developer shall be responsible to provided and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the Purchaser(s) / Allottee(s).

The Purchaser(s) / Allottee(s) shall be liable to pay proportionate cost of Electric transformer to the Vendor/Developer. That the Vendor/Developer shall provide Electric Transformer in the Complex and the Purchaser(s) / Allottee(s) shall obtain his/her individual Electric connection by depositing the required Security Deposit.

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 Vendor/Developer as per the agreement for sale relating to such development is brought to the notice of the Vendor/Developer within a period of 5 (Five) years by the Purchaser(s) / Allottee(s) from the date of handing over possession, it shall be the duty of the Vendor/Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Vendor/Developer failure to rectify such defects within such time, the aggrieved Purchaser(s) / Allottee(s) will be entitled to receive appropriate compensation in the manner as provided under the Act.

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

The Purchaser(s) / Allottee(s) hereby agree to purchase the Apartment on the specific understanding that their 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 Purchaser(s) / Allottee(s) (or the maintenance agency appointed by it) and performance by the Purchaser(s) / Allottee(s) of all their obligations in respect of the terms and conditions specified by the maintenance agency or the association of Purchaser(s) / Allottee(s) from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Service Areas: The service areas, if any, as located within the “**Ashiyana Oasis Residency**” (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 Purchaser(s) / Allottee(s) will not be permitted to use the services areas whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Purchaser(s) / Allottee(s) formed by the Purchaser(s) / Allottee(s) for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

Subject to Clause 12 above, the Purchaser(s) / Allottee(s) shall, after taking possession, be solely responsible to maintain the Apartment at their 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 changes 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 Purchaser(s) / Allottee(s) further undertake, assure and guarantee that they would not put any sig-board / name-plate, neon light, publicity material or advertisement material etc. on the face / faced of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Purchaser(s) / Allottee(s) will also not change the colour scheme of the outer walls or painting of the exterior side or the windows or carry out any change in the exterior elevation or design. Further the Purchaser(s) / Allottee(s) shall not store and hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Purchaser(s) / Allottee(s) will plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor and thereafter the association of Purchaser(s) / Allottee(s) and / or maintenance agency appointed by association of Purchaser(s) / Allottee(s). The Purchaser(s) / Allottee(s) shall be responsible for any loss or damages arising out of breach of any or the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Purchaser(s) / Allottee(s) are entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Purchaser(s) / Allottee(s) hereby undertake that they shall comply with and carry out, from time to time after they have 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 their own cost.

18. ADDITIONAL CONSTRUCTIONS

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

20. APARTMENT OWNERSHIP ACT

The Vendor/Developer has assured the Purchaser(s) / Allottee(s) that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972. The Vendor/Developer showing compliance of various laws/regulations as applicable in the State of West Bengal.

21. BINDING EFFECT

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

22. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment, 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 SUBSEQUENT ALLOTTEE

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 Purchaser(s)/Allottee(s) of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purpose.

25. WAIVER NOT A LIMITATION TO ENFORCE

The Vendor/Developer may, at its sole option and discretion, without prejudice to its rights as set out in the Agreement, waive the breach by the Purchaser(s) / Allottee(s) 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 Purchaser(s) / Allottee(s) that exercise of discretion by the Vendor/Developer in the case of one Purchaser(s) / Allottee(s) shall not be construed to be a precedent and / or binding on the Vendor/Developer to exercise such discretion in the case of other Purchaser(s) / Allottee(s). Failure on the part of the Vendor/Developer to reinforce 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 there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonable inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under 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 Purchaser(s) / Allottee(s) have to make any payment, in common with other Purchaser(s) / Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

The execution of this Agreement shall be completed only upon its execution by the Vendor/Developer through its authorized signatory at the places which may be mutually agreed between the Vendor and the Purchaser(s) / Allottee(s), at Siliguri after the Agreement is duly executed by the Purchaser(s) / Allottee(s) and the Vendor/Developer or simultaneously with the execution the said Agreement shall be registered at any of the jurisdiction of the Sub-Registrar/Registrar of the Concerned Registering Authority this Agreement shall be deemed to have been executed.

30. NOTICES

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

PURCHASER(S) / ALLOTTEE(S) NAME:

_____ NAME OF Purchaser(s) / Allottee(s)

_____ (Allottee Address)

VENDOR/DEVELOPER NAME:

M/s _____ Vendor/Developer name

_____ (Vendor/Developer Address)

It shall be the duty of the Purchaser(s) / Allottee(s) and the Vendor/Developer 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 Vendor/Developer or the Purchaser(s) / Allottee(s), as the case may be.

31. JOINT PURCHASER(S) / ALLOTTEE(S)

That in case there are Joint Purchaser(s) / Allottee(s) all communications shall be sent by the Vendor/Developer to the Purchaser(s) / Allottee(s) whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served on all the Purchaser(s) / Allottee(s).

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 amicable by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

34. That the Purchaser(s) / Allottee(s) shall execute and register the Agreement for Sale as per norms of the RERA Rules and in case the Purchaser(s) / Allottee(s) express their desire to assign the said Flat/unit to any other third person or persons then the Vendor/Developer shall acknowledge the same and register the necessary documents to allocate the said flat/unit to the proposed Purchaser(s) / Allottee(s) against the charge of the fees under the head of reallocation charge amounting to – not applicable - of the cost of the apartment which the present Purchaser(s) / Allottee(s) shall be duty bound to clear before execution and registration of the assignment documents.

SCHEDULE- A

(Description of the Land on which the Building Stands)

All that piece or parcel of homestead land measuring 16 (Sixteen) Kathas or about 26 Decimal in appertaining to and forming part of R.S.Plot No.341 & 342 corresponding to L.R. Plot No.509 plot area 2 Decimal & 523 Plot area 24 Decimal recorded in R.S.Khatian No.4/1 & 4/2 corresponding to L.R. Khatian No.5593 and 5625, situated within Mouza- Kalkut, J.L.No.44, within the Jurisdiction of Champasari Panchayat situated P.S.-Pradhan Nagar, Dist-Darjeeling..

The said land is bound and butted as follows:-

NORTH	: Land of Pawan Kumar Prasad & other
SOUTH	: 13' Wide Road
EAST	: 22'- 00 wide Pucca Road.
WEST	: 17'- 00 WIDE Road.

SCHEDULE-B**(Residential Flat with Parking hereby sold)**

One Residential Flat, being **Flat No.**_____, having Carpet Area_____ **sq.mt Square Meter** (equivalent to _____ **Square Feet**), corresponding to Super Built-Up Area of _____ **Square Meter** (equivalent to _____ **Square Feet**) on _____ **floor** and a Car Parking Space on _____ **floor** of the G+4 storey commercial cum residential building named “**Ashiyana Oasis Residency**” including the common proportionate area and together with proportionate undivided share in the Schedule-“A” land including the right of common usage with the Vendor and/or other similar Purchaser of corridor, staircase, passage, ways, shafts, and other facilities for common use with other concerned.

SCHEDULE-C**PAYMENT PLAN**

That the payment of the consideration amount of the Schedule ‘C’ property shall be as follows: -

SL. No.	Particulars	Amount
i.	Booking Amount/At the time of agreement	: 10%
ii.	On completion of Plinth/Foundation	:20%
iii.	On completion of floor slab (per assigned floor as inthe agreement)	:20%
iv.	On completion of Brickwork (per assigned floor asin the agreement)	:20%
v.	On completion of Plaster (per assigned floor as inthe agreement)	:20%
vi.	On possession/registry of the Schedule-B property(whichever is earlier).	:10%

SCHEDULE-“D”

(DESCRIPTION OF COMMON AREA AND COMMON EXPENSES)

1. All staircase and landings, pathway, top roof, lift of the building.
2. Statutory Vacant Spaces, boundary wall, main gate and other common facilities.
3. All electrical fittings in the top roof, staircase, landing and other common electrical points in and around the building.
4. All drain, rainwater pipes (PVC), waste pipe (PVC) and external sewage.
5. All external walls and running water pipelines, water pump-sets and its fittings and accessories.
6. One boring well, septic tank and soak pit.
7. The Purchaser(s) / Allottee(s) will have right and liberties to use and enjoy the aforesaid common areas and common facilities freely and without any sorts of hindrances whatsoever subject to the payment of proportionate expenses and charges to the Flat Owners Association of “**Ashiyana Oasis Residency**” to be compulsorily formed by all the Flat Owners.
8. No Flat Owners can block, obstruct or store any article in any of the above-mentioned common areas.

SCHEDULE “E”

(SCHEDULE FOR COMMON EXPENDITURE)

1. The Purchaser(s) / Allottee(s) shall abide by the byelaws of the association or society of the owners of the building and shall bear and pay their proportionate share or part in the common expenses required by the association of the owners.
2. The expenses of maintaining repairing, redecorating etc., of the main structures, gutter and rain water pipes of the building, tube well, water pipes, sanitary pipe, gas pipes and electric pipes, wires and installations in under or upon the building and enjoyed or used by the Purchaser(s) / Allottee(s) in common with the Vendor/Developer and other owners/occupiers of other units and the main entrances passages landing and staircases of the buildings as enjoyed by the purchaser or used by the Purchaser(s) / Allottee(s) in common as aforesaid and the boundary walls pavements electrical installments, of the building compound.

3. The cost of clearing and lighting the passages, landings, staircases and other parts of the building as enjoyed or used by the purchaser in common as aforesaid.
4. The costs of maintaining the exterior of the building.
5. The cost of the salaries of caretakers, clerks, bill collectors, chowkidars, sweepers etc.
6. The cost of working and maintenance of pump tube-well generator equipments, lights etc.
7. The insurance and maintenance of the building and installation like generator equipments, lights etc.
8. Capital or recurring expenditure for replacement of all or nay item comprised in the general common areas and facilities.
9. The Purchaser(s) / Allottee(s) shall bear the proportionate share of capital or recurring expenditure for replacement and/or repair of such common utilities such as over-head tank and other equipments whatsoever which are/or may be installed or situated in any portion of the said building.
10. The Purchaser(s) / Allottee(s) shall bear the proportionate share of such other expenses as are deemed necessary or incidental by the vendor for the maintenance and upkeep of the building and/or general common areas and facilities.

SCHEDULE –‘F’**(Specifications of the flat)**

S. No.	Particular	Specification
1.	Wall	: (i) Outer Wall = 5” thick; (ii) Inner Wall = 5” thick
2.	Door	: Main Door – Wooden with Lock
	Other doors	: Single leaf flush door (ply)
3.	Window	: Iron Grill Window/Aluminum
4.	Doors & Window Fittings	: Main Door: Flush door with lock Windows: Aluminum Fittings
5.	Flooring	: Bed Room, Drawing, Dining Space, inside bathroom and balcony floor – ceramic tiles (24” x 24”) Kitchen and Toilet- Floor Marble/Tiles
6.	Inner wall	: Plastering surface finished with lime puny and cement primer.
7.	Kitchen Wall	: Ceramic tiles upto 2’- 6” height in two side walls above counter
8.	Toilet Wall	: Ceramic tiles upto door height (approx.)
9.	Kitchen	: (i) Working table (Marble) (ii) Sink (Stainless Steel) with Tap (iii) Running Water Facility (iv) One Exhaust Fan Point
10.	Toilet	: (i) I.S.I. approved Pan or Commode with flush; (ii) Shower with one geyser point (iii) Running water facility with Tap (iv) Electrical exhaust fan point in toilet

11. One Wash Basin in
Dining Space
12. Painting : Paints on timber and steel surface
13. Electrification : Concealed wiring with copper wire and fittings (I.S.I. approved).
14. Water Supply : Suitable arrangement for water supply with necessary pipes and fittings/separate tank

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Siliguri in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Purchaser(s) / Allottee(s)

Signature _____

Name –

Address: _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Ashiana Builders & Developers (Vendor)
Represented by its Partner)

(1) Signature _____

Name - _____

Address :