

AGREEMENT FOR SALE

This Agreement for Sale is made and executed on this ___ day of _____ 2026 at Burdwan, West Bengal.

BETWEEN

A. THE PROMOTER / SELLING PARTY

BROOKFIELD INFRA & DEVELOPER, a partnership firm having its principal place of business at Holding No. 644/1, Bongpur More, Alamganj Road, Ward No. 18, Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman – 713103, acting through its partners Sri Prasanta Ghosh, Sri Mahammad Hossain and Sri Swapnadeep Dutta, holding Permanent Certificate of Enlistment No. 0917P132524156363 issued by Bardhaman Municipality, valid up to 30.08.2025, and acting as Constituted Attorney of the landowners under the registered Power of Attorney referred to herein.

(Hereinafter called the “Promoter” or “Seller”)

B. THE CONFIRMING OWNERS

1. Sri Gouri Sankar Roy, S/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
2. Sri Chandra Nath Roy, S/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
3. Smt. Sumati Roy, D/o Late Kali Krishna Roy, resident of Telimari Para, Near Durga Mandir, P.O. Burdwan Sadar, Dist. Purba Bardhaman – 713103.
4. Smt. Sadhana Hazra, W/o Dilip Kumar Hazra, resident of Jagatber (North), P.O. Sripally, Dist. Purba Bardhaman – 713103.
5. Smt. Bandana Samanta, W/o Debkumar Samanta, resident of Jagatber (North), P.O. Sripally, Dist. Purba Bardhaman – 713103.

(Hereinafter collectively called the “Owners” or “Confirming Parties”)

C. THE ALLOTTEE

Mr./Mrs. _____, resident of _____.

(Hereinafter called the “Allottee”)

BROOKFIELD
INFRA & DEVELOPER
Prasanta Ghosh
Partner

RECITALS

A. The Owners are the absolute owners of land situated at Mouza Bhatchala, J.L. No. 37, R.S. Plot Nos. 565, 565/598, 565/599 and 567, L.R. Plot No. 1489, L.R. Khatian Nos. 436, 465, 3185, 3186 and 3187, Ward No. 18, Mahalla Bhatchala, Holding No. 606/1, under Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman.

B. The Owners executed a registered Development Agreement dated 18th November 2024, registered in the office of the Additional District Sub-Registrar, Burdwan as Deed No. I-07452 of 2024, Book No. 1, Volume No. 0203-2024, Pages 188741 to 188793, authorising the Promoter to plan, construct, market and sell residential units.

C. Pursuant thereto, the Owners executed a registered Power of Attorney dated 30th December 2024, registered in the office of the Additional District Sub-Registrar, Burdwan as Deed No. 02405 of 2025, Book No. 1, Volume No. 0203-2025, Pages 62977 to 63008, authorising the Promoter to sell flats, receive consideration and execute conveyances.

D. The Promoter is developing a residential project named "PRATIMA REGENCY" on the said land.

E. The Allottee has applied for and the Promoter has agreed to sell to the Allottee one residential flat in the said project on the terms hereinafter appearing.

1. DESCRIPTION OF THE FLAT

Flat No. ____, Block ____, Floor ____, having carpet area of ____ sq.ft., together with proportionate undivided share in the land and common areas, in the project "Pratima Regency."

2. TOTAL CONSIDERATION

₹ _____ (Rupees _____ only), exclusive/inclusive of GST as applicable.

**BROOKFIELD
INFRA & DEVELOPER**
Preveda Ghosh
Partner

3. PAYMENT SCHEDULE

| Stage | Percentage | Amount (₹) |
|---------------------------------|------------|------------|
| On booking | 10% | |
| On completion of foundation | 15% | |
| On completion of superstructure | 25% | |
| On brickwork and plaster | 20% | |
| On flooring and finishing | 20% | |
| On handing over possession | 10% | |
| Total | 100% | |

Payments shall be made only to the Promoter.

4. POSSESSION

Possession shall be handed over on or before ____, subject to force majeure.

5. REPRESENTATIONS & WARRANTIES

The Promoter and Owners jointly represent that:

- The Owners have valid and marketable title to the land;
- The Promoter has valid authority to sell under the registered PoA;
- The property is free from encumbrances;
- They shall jointly and severally indemnify the Allottee against defect in title.

6. DEFAULT AND TERMINATION

As per Section 18 of the Real Estate (Regulation and Development) Act, 2016.

7. CONVEYANCE

A Deed of Conveyance shall be executed by the Promoter as Attorney of the Owners within three months of receipt of completion certificate and full payment.

BROOKFIELD
INFRA & DEVELOPER
Prezanda Ghosh
Partner

8. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by Indian law. Jurisdiction shall lie with Courts at Purba Bardhaman and the West Bengal Real Estate Regulatory Authority.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

For the Promoter / Seller
For Brookfield Infra & Developer
Authorized Signatory: _____

Confirming Owners

1. _____
2. _____
3. _____
4. _____
5. _____

Allottee
Signature: _____

Witnesses:

1. _____
2. _____

**BROOKFIELD
INFRA & DEVELOPER**
Preveda Ghosh
Partner