

AGREEMENT FOR SALE

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

By and Between

1. **SRI BINODE BAJLA (PAN:- ACVPB7364H, AADHAAR No. 481575453514)** S/o Late Chouthmal Bajla,
2. **SRI BINOD KUMAR AGARWALA (PAN:- AEOPA1865K, AADHAAR No. 695859357063)** S/o Late Amilal Agarwal,
3. **SMT ANITA AGARWAL alias ANITA DEVI AGARWALA (PAN:- ACBPA5588J, AADHAAR No. 645903316542)** W/o Sri Binod Kumar Agarwal,
4. **SMT RUKMA DEVI AGARWALA (PAN:- ACGPA9258G, AADHAAR No. 829842973435)** W/o Sri Natwar Lal Agarwal,

All are Hindu by Religion, Indian by Nationality, Business by occupation, No. 1 resident of K.C. Dey Road, Siliguri-734001, P.O. & P.S. Siliguri, District-Darjeeling, No. 2 & 3 resident of Mangturam Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling and No. 4 resident of Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling in the state of West Bengal --- hereinafter jointly and collectively called the **LAND OWNERS/ FIRST PARTY** (Which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**.

Landowner No. 4 hereof Smt Rukma Devi Agarwala is represented by her Attorney holder **SRI MANISH AGARWAL (PAN:- AINPA7293A, AADHAAR No. 558621012034)** S/o Om Prakash Agarwal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of 208 Ganga Shop, Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling in the state of West Bengal, appointed by virtue of a General Power of Attorney, registered at the Office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Being Document No. 071106668 for the year 2025.

Landowner No. 3 hereof **SMT ANITA AGARWAL** alias **ANITA DEVI AGARWALA** is represented by her Attorney holder **SRI BINOD KUMAR AGARWALA** (Land Owner No. 2 hereof), appointed by virtue of a General Power of Attorney, registered at the Office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Being Document No. 071100065 for the year 2026

AND

AB DEVELOPERS (PAN: ABZFA2329L), A Partnership Firm, registered under the Partnership Act, 1932, having its Office at Shantiware House, Corporation, Near Hotel Sarover, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, represented by one of its Partner **SMT RANJANA AGARWAL, (PAN: ALSPA4933B)** Wife of Sri Ajay Agarwal, Hindu by religion, Business by Occupation, Indian by Nationality, resident of C/o Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District-Jalpaiguri in the State of West Bengal --- hereinafter referred to as the **DEVELOPER/SECOND PARTY**" (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, including those of the respective partners)

AND

[If the Allottee is a company]_____, (CIN no._____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at,(PAN_), represented by its authorized signatory,____,(Aadhar no._____) duly authorized vide board resolution dated____,hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereofbe deemed to mean and include its successor-in-interest, executors, administrators and

permitted assignees).

[OR]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

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

[OR]

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

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

WHEREAS:

A (i) That First Party No. 1 hereof **SRI BINODE BAJLA** along with **RAMESH BAJLA** acquired all that piece and parcel of land measuring 17 Katha 12 Chhatak appertaining to and forming part of R.S. Plot No. 102 of R.S. Sheet No. 6, recorded in Khatian No. 449 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Conveyance executed by **CLASSIC ENDEAVOUR PRIVATE LIMITED** and registered at the office of the Sub-Registrar, Rajganj and recorded in Book No. I, Volume No. 8, Pages 7 to 12, being Document No. 525 for the year 2005.

(ii) The possessing the aforesaid landed property abovenamed First Party No. 1 hereof **SRI BINODE BAJLA** along with **RAMESH BAJLA** duly mutated their names at the office of B.L. & L.R.O. Rajganj and First Party No. 1 hereof **SRI BINOD BAJLA** got his name recorded in L.R. Khatian No. 217 and **RAMESH BAJLA** got his name recorded in L.R. Khatian No. 218 in respect of L.R. Plot No. 258 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

(iii) That First Party No. 1 hereof **SRI BINODE BAJLA** acquired all that piece and parcel of land measuring 8 Katha 14 Chhatak (i.e. 50% undivided share of 17 Katha 12 Chhatak) appertaining to and forming part of R.S. Plot No. 102 corresponding to L.R. Plot No. 258 of R.S. Sheet No. 6 corresponding to L.R. Sheet No. 14, recorded in R.S. Khatian No. 449 corresponding to L.R. Khatian No. 218 of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Gift executed by **RAMESH BAJLA** and registered at the office of the Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Volume No. 0711-2020, Pages 2300 to 2320, being Document No. 071108109 for the year 2019.

(iv) The possessing 50% undivided Share acquired by virtue of Deed of Gift being Document No. 071108109 for the year 2019 abovenamed First Party No. 1 hereof **SRI BINOD BAJLA** duly mutated his name at the office of B.L. & L.R.O. Rajganj and got his name recorded in L.R. Khatian No. 217 in respect of land measuring 0.293 Acre in L.R. Plot No. 258 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

(v) The First Party No. 2 hereof **SRI BINOD KUMAR AGARWALA** acquired all that piece and parcel of land measuring 7 Katha 8 Chhatak appertaining to and forming part of R.S. Plot No. 254 & 255 of R.S. Sheet No. 7, recorded in Khatian No. 176/5 (KA) of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Conveyance jointly executed by **BODHURANI WINIFRED MARY RAY, ROBINA INDIRA GHOSH, NILA SPILLER, SHEILA ANN BANERJI & TRIDIB KUMAR RAY** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 352 for the year 2000.

(vi) The possessing the aforesaid landed property abovenamed First Party No. 2 hereof **SRI BINOD KUMAR AGARWALA** duly mutated his name at the office of B.L. & L.R.O. Rajganj and got his name recorded in L.R. Khatian No. 309 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

(vii) That First Party No. 3 hereof **SMT ANITA DEVI AGARWALA** acquired all that piece and parcel of land measuring 5 Katha appertaining to and forming part of R.S. Plot No. 254 & 255 of R.S. Sheet No. 7, recorded in Khatian No. 176/5 (KA) of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Conveyance jointly executed by **BODHURANI WINIFRED MARY RAY, ROBINA INDIRA GHOSH, NILA SPILLER, SHEILA ANN BANERJI & TRIDIB KUMAR RAY** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 318 for the year 2000.

(viii) The possessing the aforesaid landed property abovenamed First Party No. 3 hereof **SMT ANITA DEVI AGARWALA** duly mutated her name at the office of B.L. & L.R.O. Rajganj and got her name recorded in L.R. Khatian No. 308 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

(ix) That First Party No. 4 hereof **SMT RUKMA DEVI AGARWALA** acquired all that piece and parcel of land measuring 13 Katha appertaining to and forming part of R.S. Plot No. 254 & 255 of R.S. Sheet No. 7, recorded in Khatian No. 176/5 (KA) of Mouza-Dabgram in the District of Jalpaiguri by virtue of a registered Deed of Conveyance jointly executed by **BODHURANI WINIFRED MARY RAY, ROBINA INDIRA GHOSH, NILA SPILLER, SHEILA ANN BANERJI & TRIDIB KUMAR RAY** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, CD Volume No.5, Pages 4125 to 4139, being Document No. 02084 for the year 2010.

(x) The possessing the aforesaid landed property abovenamed First Party No. 4 hereof **SMT RUKMA DEVI AGARWALLA** duly mutated her name at the office of B.L. & L.R.O. Rajganj and got her name recorded in L.R. Khatian No. 123 of Mouza-Dabgram, L.R. Sheet No. 14 in the District of Jalpaiguri.

B. By virtue of the aforesaid part recited Deeds of Sale the Owner/First Party herein is seized and possessed of and/or otherwise well and sufficiently entitled to in free simple possession of all that pieces and parcels of homestead **total land measuring about 71.375** (Seven One Point Three Seven Five) Decimal out of which land measuring 29.30 (Two Nine Point Three Zero) Decimal appertaining to and forming part of R.S. Plot No. 102 (One Zero Two) of R.S. Sheet No. 6 (Six) recorded in R.S. Khatian No. 449 (Four Four Nine) Corresponding to L.R. Khatian No. 217 (Two One Seven) and land measuring 42.075 (Four Two Point Seven Zero seven Five) Decimal appertaining to and forming part of R.S. Plot No. 254 (Two Five Four) & 255 (Two Five Five) of R.S. Sheet No. 7 (Seven), recorded in R.S. Khatian No. 176/5 KA (One Seven Six by Five) of Mouza-Dabgram, J.L. No. 2 (Two), Police Station-Bhaktinagar, District-Jalpaiguri, West Bengal.

C. The Owners and the Developers have entered into a **Joint Development Agreement** dated **20.01.2026** Registered at the office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Being Document No. **071100389 for the year 2026.**

D. The Developer for construction of multi storied building on the said land prepared a Building Plan and got the same approved from the competent authority Vide **Plan No. SWS-OBPAS/0104/2024/1935** dated **10.10.2025.**

E. The Said Land is earmarked for the purpose of a Multi storied Residential cum Commercial building and the said project shall be known as **SELECT 27.**

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

G. The **Siliguri Municipal Corporation** has granted the commencement certificate to construct the Project vide approved plan, bearing Plan No. **SWS-OBPAS/0104/2024/1935** dated **10.10.2025**

H. The Developer has obtained the final layout plan approvals for the Project from **Siliguri Municipal Corporation.** The Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

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

J. The Allottee(s) had applied for an Shop in the Project and has been allotted the Shop No. _____, having RERA carpet area measuring _____square feet, on _____Floor in Block No. _____of the Building as mentioned in the Schedule 'B' Property, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Shop" more particularly described in B.

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

L. 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;

M. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottees hereby agrees to purchase the Schedule 'B' Property;

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 Developer agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase, the Shop as specified in paragraph I;

The Total Price for the Shop based on Super Build-up Area is Rs...../- (Rupees)
("Total Price") excluding GST.

Block No.	Rate of Shop per square feet
Shop No.	Rs. per square feet
Floor:	

That all the registration expenses, GST or any other taxes by the authority shall be paid by the Allottees separately.

Explanation:

1.1 The Total Price above includes the booking amount paid by the Allottee(s) to the Developer towards the Shop

1.2 The Total Price above excludes Taxes (consisting of Municipal tax and Khajna paid or payable by the Developer in connection with the construction of the Project payable by the Developer) up to the date of handing over the possession of the Shop:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allotter(s) to the Developer shall be increased/reduced based on such changes/ modification;

1.3 The Developer shall periodically intimate to the Allottee(s), the amount payable as stated in (1.1) above and the Allottee(s) shall make payment within 15 (Fifteen) days from the date of such written intimation. In addition, the Developer shall provide to the 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;

1.4 The Total price of Shop includes: 1) proportionate share in the Common Areas; and 2) Shop as provided in this Agreement.

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

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

1.5 It is agreed that the Developer 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 Shop or building, as the case maybe, without the previous written consent of the Allottee(s). Provided that the Developer may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

The Developer shall confirm the final carpet area that has been allotted to the 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 Developer. If there is reduction in the carpet area within the defined limit then the Developer shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Developer shall demand that from the 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 Para 1.2 of this agreement.

1.6 Subject to Clause 9.3 the Developer agrees and acknowledges, the Allottee(s) shall have the right to the Shop as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Shop.
- (ii) The Allottee(s) shall have undivided proportionate share in the Common Areas. Since the share/interest of Allottee(s) in the Common Areas is undivided and cannot be divided or separated, the 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 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 Developer shall convey undivided proportionate title in the common areas to the association of Allottee(s) as provided in the Act;
- (iii) That the computation of the price of the Shop includes recovery of price of land, construction of not only the Shop but also the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

It is made clear by the Developer and Allottee(s) agrees that the Shop 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(s). It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project.

It is understood by the Allottee that all other areas and i.e., areas and facilities falling outside the Project namely "SELECT 27." shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Shop Ownership Act, 1972.

The Developer agrees to pay all outgoings before transferring the physical possession of the Shop to the Allottee(s), which it has collected from the Allottee(s), for the payment of outgoings (including land cost, ground rent, municipal corporation or the 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 project). If the Developer fails to pay all or any of the outgoings collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Shop to the Allottees, the 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.

The Allottee(s) has paid a sum of Rs...../- (Rupees Only) as booking amount being part payment towards the Total Price of the Shop at the time of Application the receipt of which the Developer (any one partner of AB Developers) hereby acknowledges and the Allottee(s) hereby agrees to pay the remaining price of the Shop as prescribed in the Payment Plan as may be demanded by the Developer within the time and manner specified therein

Provided that if the Allottee(s) 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 Developer abiding by the construction milestones, the Allottee shall make all payments, on demand by the 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 AB Developers payable at Siliguri.

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 Developer with such permission, approvals which would enable the Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Developer accepts no responsibility in this regard. The Allottee shall keep the Developer 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 Developer immediately and comply with necessary formalities if any under the applicable laws. The Developer 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 Shop applied for herein in any way and the Developer shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Developer 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 Developer may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

5. TIME IS ESSENCE

Time is of essence for the Developer as well as the Allottee. The Developer shall abide by the time schedule for completing the project and handing over the Shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developer as provided in Schedule C ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT/SHOP

The Allottee has seen the specifications of the Shop and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Developer. The Developer shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the 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 appropriate authority 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 Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE SHOP

7.1 Schedule for possession of the said Shop: The Developer agrees and understands that timely delivery of possession of the Shop is the essence of the Agreement. The Developer, based on the approved plans and specifications, assures to hand over possession of the Shop on, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Developer shall be entitled to the extension of time for delivery of possession of the Shop, 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 Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Developer shall refund to the Allottee

the entire amount received by the Developer from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Developer and that the Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession – The Developer, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Shop, 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 Developer shall give possession of the Shop to the Allottee. The Developer agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developer. The Allottee agree(s) to pay the maintenance charges as determined by the Developer/association of allottees, as the case may be. The Developer on its behalf shall offer the possession to the Allottee in writing within 60 days of receiving the occupancy certificate of the Project.

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

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

7.5 Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the Developer, the Developer 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 Developer to the allottee within 45 days of such cancellation.

7.6 Compensation – The Developer 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 Developer fails to complete or is unable to give possession of the Shop (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Developer 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 Shop, 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 Developer 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 Shop.

8. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

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

- i. The Developer/Landowner 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 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 Land or the Project;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- iv. There are no litigations pending before any Court of law with respect to the said Land, Project or the Shop;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Shop are valid and subsisting and have been obtained by following due process of law. Further, the Developer 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 Shop and common areas;
- vi. The 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 Allottee created herein, may prejudicially be affected;
- vii. The 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 Land, including the Project and the said Shop which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Shop to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed the Developer shall handover lawful, vacant, peaceful, physical possession of the Shop 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 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

property) has been received by or served upon the Developer 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 Developer shall be considered under a condition of Default, in the following events:

- i. Developer fails to provide ready to move in possession of the Shop to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the Shop shall be in a habitable condition which is complete in all respects;
- ii. Discontinuance of the Developer'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 Developer under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Developer as demanded by the Developer. If the Allottee stops making payments, the Developer 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 Developer shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Shop, 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 Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Shop.

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 3(three) consecutive demands made by the Developer 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 Developer on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Developer in this regard, the Developer shall cancel the allotment of the Shop 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 SHOP

The Developer, on receipt of complete amount of the Price of the Shop under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Shop 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 Developer 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 Developer is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING /SHOP/ PROJECT

The Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the Shop.

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

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

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

14. RIGHT TO ENTER THE SHOP FOR REPAIRS

The Developer / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Shop 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 Parking and Service Areas: The Parking(s) and service areas, if any, as located within the building, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted

to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE SHOP:

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Shop 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 Shop, 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 Shop and keep the Shop, 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 Shop 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 Shop. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Developer and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a Shop 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 Shop, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Shop at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS

The 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. LAND OWNER/ DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Developer executes this Agreement he shall not mortgage or create a charge on the Shop/ 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 Shop/Building].

20. SHOP OWNERSHIP ACT

The Developer has assured the Allottees that the project in its entirety is in accordance with the provisions

of the West Bengal Shop Ownership Act,1972. The Developer showing compliance of various laws/regulations as applicable in the State of West Bengal.

21. BINDING EFFECT

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

22. ENTIRE AGREEMENT

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

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

The Developer 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 Developer in the case of one Allottee shall not be construed to be a precedent and /or binding on the Developer to exercise such discretion in the case of other Allottees. Failure on the part of the Developer to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY

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

enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Shop bears to the total carpet area of all the Shops 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 addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION

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

30. NOTICES

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

M/S AB DEVELOPERS	NAME OF ALLOTTEE
Address :-	Address :-

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

31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Developer to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

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

SCHEDULE 'A'

DESCRIPTION OF THE LAND ON WHICH BUILDING STANDS

ALL THAT piece and parcel of vacant land measuring 71.375 (Seven One Point Three Seven Five) Decimal out of which land measuring 29.30 (Two Nine Point Three Zero) Decimal appertaining to and forming part of R.S. Plot No. 102 (One Zero Two) of R.S. Sheet No. 6 (Six) recorded in R.S. Khatian No. 449 (Four Four Nine) Corresponding to L.R. Khatian No. 217 (Two One Seven) and land measuring 42.075 (Four Two Point Seven Zero seven Five) Decimal appertaining to and forming part of R.S. Plot No. 254 (Two Five Four) & 255 (Two Five Five) of R.S. Sheet No. 7 (Seven), recorded in R.S. Khatian No. 176/5 KA (One Seven Six by Five) of Mouza-Dabgram, J.L. No. 2 (Two), Police Station-Bhaktinagar, District-Jalpaiguri, West Bengal. Propose Use – Bastu. Road:- Bhanu Nagar Bazar Road.

Plot wise detail of the land is as Follows:-

SHEET NO.	PLOT NO.	KHATIAN NO.	CLASSIFICATION		AREA
			PROPOSE	ROR	
6	102	449	COMMERCIAL	PATIT	29.300 DECIMAL
7	254				23.250 DECIMAL
	255			DAHALA	18.825 DECIMAL
TOTAL AREA					71.375 DECIMAL

Aforesaid land is butted and bounded as follows:-

- NORTH : 34 FT WIDE SMC ROAD,
 SOUTH : BUILDING OF AADHYA CONSTRUCTION,
 EAST : LAND OF MURALI RAM & OTHERS,
 WEST : 24 FT WIDE SMC ROAD.

SCHEDULE - 'B'**DESCRIPTION OF THE SHOP**

All that one Shop Premises measuring Carpet Area (..... sq.ft including Super build up area) at the Floor, being Shop No. of the multi- storied Residential Cum Commercial building known as "**SELECT 27**" situated at Road and undivided proportionate share of interest in the Schedule-A land on which the said building stands, inclusive of the right of undivided proportionate interest in the common area and facilities of the building.

SCHEDULE 'C'**PAYMENT PLAN BY THE ALLOTTEE(S)**

Sl No	Particulars	Time Period	Installment Breakup
1.	Booking Amount		10 % of Total consideration
2.	1 st Installment	On Registration of Agreement to Sale	15 % of Total consideration
3.	2 nd Installment	Within one year from the date of payment of 1st Installment	25 % of Total consideration
4.	3 rd Installment	Within one year from the date of payment of 2nd Installment	25%
4.	4 th Installment	At the time of possession	25 % of Total consideration & Other Charges.

That the **Developer** shall handover the possession of the Schedule-B property after receiving full and final payment as well as registration of the Schedule-B property.

That on the day of taking hand over of the Schedule-B property the Allottee(s)/purchaser(s) shall also give a declaration that after full satisfaction the purchaser's has/have taken handover of the Schedule-B property.

SCHEDULE- 'D'**SEPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE SHOP)**

1	Structure	Superstructure: Earthquake Resistant RCC Framed PILE Foundation Structure.
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2	Wall Construction	External Walls: Brick/ Block Work; Internal Partitions: Brick/ Block Work.
	Corridors & Lift Lobbies	Flooring & Skirting : Granite Flooring Walls: Wall Putty, OBD Paint Lift: KONE/ Jhonson/TKE Co.
	External Finishes	Weatherproof external paint
	Electrical	Concealed wiring and modular switches, Protective MCB

SCHEDULE- 'E'
SEPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

Sl. No.	PARTICULARS
1	Security system comprising of CCTV.
2	24X7 Power Backup / DG facility
3	Ample Car Parking Space

IN WITNESS WHEREOF BOTH THE PARITES IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURE ON THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :-

1.

LAND OWNER

PURCHASER

DEVELOPER

Drafted and explained by me to

parties & printed in my office :

(-----)

Advocate, Siliguri.

Enrol No. -----