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One Commercial Space, measuring _____ Square Feet (RERA Carpet Area), _____ Square Feet (Built-up Area), _____ Square Feet (Super Built-up Area) on the _____ Floor in _____ Tower of a Partly (G+XIII), Partly (B1+B2+G+V) & Partly (G+VII) Storied Residential, Mercantile & Multi Level Car Parking and the Mercantile Project shall be known as "**PALLADIUM**" and the Residential Project shall be known as "**PALACIO**", together with a proportionate undivided share in the land on which the same stands.

RERA REGISTRATION NO. :
MOUZA : DABGRAM
J.L. NO. : 02
R.S. KHATIAN NOS. : 282/1, 282/3 & 282/5
R.S. PLOT NOS. : 82, 82/298 & 81/297
L.R. PLOT NOS. : 555 & 611
L.R. KHATIAN NO. : 2516
R.S. & L.R. SHEET NO. : 05
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI
CONSIDERATION : Rs. _____/-

WITHIN THE LIMITS OF WARD NO. 42 OF SILIGURI MUNICIPAL CORPORATION

THIS INDENTURE IS MADE ON THIS THE _____ DAY OF _____, 2025.

B E T W E E N

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SHREE VINAYAK CONSTRUCTIONS, a Partnership Firm, having its office Near Vega Circle, 3rd Mile, Sevoke Road, Siliguri, P.O. Salugara, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal, Represented by 2 (Two) of its Partners, **(1) SRI SANJAY KUMAR SINGHANIA**, Son of Late Shankar Lal Agarwala, **(2) SRI PRATEEK AGARWAL**, Son of Sri Deepak Kumar Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 Resident of Model Town Apartment, Pranami Mandir Road, Ward No. 40, P.O. Haiderpara, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal & No. 2 Resident of Mahabirsthan, P.O. Siliguri Bazar, P.S. Siliguri, District - Darjeeling in the State of West Bengal --- hereinafter called the **“VENDOR/FIRST PARTY”** (which expression shall mean and include unless excluded by or repugnant to the context its partners, successors-in-office, executors, representative, administrators and permitted assignees) of the **“ONE PART”**.

A N D

_____, Wife/Son/Daughter of _____, _____ by Religion, _____ by Nationality, _____ by Occupation, Resident of _____, P.O. _____, P.S. _____, District - _____ in the State of _____ --- hereinafter called the **"ALLOTTEE/PURCHASER/SECOND PARTY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, successors, representatives, administrators and assignees) of the **"OTHER PART"**.

WHEREAS the abovenamed Vendor, **SHREE VINAYAK CONSTRUCTIONS**, had purchased land measuring 10.018 Katha from Smt Sunita Agarwal, Wife of Sri Arun Kumar Agarwal, by virtue of two Separate Registered Deeds of Conveyance (Sale), (i) Dated 26.11.2018 being Document No. I - 7651 for the year 2018 (ii) Dated 30.11.2018, being Document No. I - 7535 for the year 2018 and the same were registered in the Office of the Additional District Sub-Registrar Bhaktinagar in the District of Jalpaiguri.

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AND WHEREAS the abovenamed Vendor, **SHREE VINAYAK CONSTRUCTIONS** had also purchased land measuring 29.98 Katha from Highlife Vintrade Private Limited, a Private Limited Company, by virtue of two Separate Registered Deeds of Conveyance (Sale), (i) Dated 27.11.2018 being Document No. I - 7650 for the year 2018 (ii) Dated 30.11.2018, being Document No. I - 7534 for the year 2018 and the same were registered in the Office of the Additional District Sub-Registrar Bhaktinagar in the District of Jalpaiguri.

AND WHEREAS the abovenamed Vendor, **SHREE VINAYAK CONSTRUCTIONS** had also purchased land measuring 208 Katha 3 Chhatak from Swabhumi Properties Private Limited, a Private Limited Company, by virtue of three Separate Registered Deeds of Conveyance, (i) Dated 08.10.2021, being Document No. I - 8121 for the year 2021 (ii) Dated 27.10.2021 being Document No. I - 8767 for the year 2021 (iii) Dated 27.10.2021 being Document No. I - 8911 for the year 2021 and the same were registered in the Office of the Additional District Sub-Registrar Bhaktinagar in the District of Jalpaiguri.

AND WHEREAS in the manner aforesaid the abovenamed Vendor, **SHREE VINAYAK CONSTRUCTIONS** became the owner of total land measuring 247.998 Katha 3 Chhatak having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and the said land is fully described in the Schedule 'A' below.

AND WHEREAS the Vendor thereafter started constructing **Partly (G+XIII), Partly (B1+B2+G+V) & Partly (G+VII) Storied Residential, Mercantile & Multi Level Car Parking** on the Schedule - A land, the plan prepared for which was approved by the appropriate authority, bearing Plan No. 594, dated 31.08.2019, which was revised by new Building Plan, being Plan No. 0109146207900091 dated 24.12.2020 and the same was further revised by

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Approval Certificate for Alteration of Building Plan, bearing Building Permit No. SWS-OBPAS/0104/2025/1083/ALT/1, dated 09.10.2025.

AND WHEREAS the Vendor has also registered the Project under the provisions of the Real Estate (Regulatory and Development) Act, 2016 with the Real Estate Regulatory Authority (RERA) at West Bengal, bearing Registration No.

AND WHEREAS the Vendor have formulated a scheme to enable a person/party intending to have own unit or premises in the said building alongwith the undivided proportionate share and interest in the land on which the said building stands. The proportionate share or interest in the land is to be determined according to the constructed area comprising the unit or premises proportionate to the total constructed area on the said land.

AND WHEREAS the Vendor Party in the process of construction of the said building divided into several independent units/premises along with the common facilities.

AND WHEREAS the Vendor has now firmly and finally decided to sell and has offered for sale to the Purchaser/s a Commercial Space, being Commercial Space No. ____, having RERA Carpet Area, measuring _____ Square Feet on the _____ Floor in _____ Tower of the building named “**PALLADIUM**”, more particularly described in the Schedule - B given herein below for a valuable consideration of Rs. _____/- (Rupees _____ Only) excluding GST.

AND WHEREAS the Purchaser/s being in need of a Commercial Space in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendor to the said land, site plan, sanctioned building plan, standard of workman ship in construction, quality of materials used etc. as well as the construction of the

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said building and considering the price so offered by the Vendor as fair, reasonable and highest have agreed to purchase from the Vendor, the said Commercial Space more particularly described in the Schedule - B given hereinunder free from all encumbrances, charges, liens, lispendens, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule - B property for a valuable consideration of Rs. _____/- (Rupees _____ Only) excluding GST.

AND WHEREAS the Vendor have now agreed to execute the Deed of Sale of the Schedule - B property in favour of the Purchaser/s for effectually conveying the right, title and interest in the Schedule-B property for a consideration of Rs. _____/- (Rupees _____ Only) excluding GST.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That in pursuance of the said offer and acceptance and also in consideration of a sum of Rs. _____/- (Rupees _____ Only) excluding GST, paid by the Purchaser/s to the Vendor, the receipt of which is acknowledged by the Vendor by execution of these presents and grants full discharge to the Purchaser/s from the payment thereof and the Vendor does hereby convey and transfer absolutely the Schedule - B property, to the Purchaser/s who shall now TO HAVE AND HOLD the same absolutely and forever free from all encumbrances and charges subject to the payment of proportionate rent, etc., to the Government of West Bengal.

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor, Site Plan, Building Plan, Foundation Plan, Structural details of Beams and Slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the

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COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule - B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendor as to construction plan, quality of materials used or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.

3. That the Purchaser/s shall have all rights, title and interest in the Schedule - B property sold and conveyed to him/her/them and shall hold and enjoy the same without any interruption or obstruction whatsoever from the Vendor or anybody claiming through or under it and all the rights, title and interest which vested in the Vendor with respect to the Schedule - B property shall henceforth vest in the Purchaser/s to whom the said Schedule - B property has been conveyed absolutely.

4. That the Purchaser/s hereby covenant with the Vendor not to dismantle the Commercial Space sold and conveyed in favour of the Purchaser/s in part or parts in any manner whatsoever and the same shall be used by the Purchaser/s exclusively for Commercial purposes.

5. That the Vendor declares that the interest which they professes to transfer hereby subsists as on the date of these presents and that the Vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule - B property or any part thereof to or in favour of any other party or person/s and that the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and is free from all encumbrances whatsoever.

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6. That the Vendor do hereby covenant with the Purchaser/s that the tenancy rights under which the Schedule - A property is held by the Vendor under the superior landlord the State of West Bengal is good and effectual and the interest which the Vendor proposes to transfer subsists and the Vendor has full right and authority to transfer the SCHEDULE-B property to the Purchaser/s in the manner as aforesaid and the Purchaser/s shall hereinafter peacefully and quietly possess and enjoy the Schedule - B property without any obstruction or hindrance whatsoever.

7. That the Purchaser/s shall not do any act, deed or thing whereby the development/construction of the said building is in any way hindered or impeded with nor shall prevent the Vendor from selling, transferring, assigning or disposing of unsold portion or rights, title and interest therein or appurtenant thereto.

8. That the Purchaser/s will obtain his/her/their own independent electric connection from the W.B.S.E.D.C.L. for his/her/their electric requirement and the connection charges as well as the electric consumption bill will be paid by the Purchaser/s, the Vendor shall have no responsibility or any liability in this respect.

9. That the Vendor further undertake to take all actions and to execute all documents required to be done or executed for fully assuring right, title and interest of the Purchaser/s to the property hereby conveyed at the cost of the Purchaser/s.

10. That the Purchaser/s shall have the right to get his/her/their name(s) mutated with respect to the said Schedule - B property both at the office of the B.L. & L.R.O. and Siliguri Municipal Corporation and get it numbered as a separate holding and shall pay Municipal taxes as may be levied upon him/her/them from time to time though the same has not yet been assessed.

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11. That the Purchaser/s shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule - B property or let-out, lease-out the Schedule - B property to whomsoever.

12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose, shall not be entitled to open and operate Singing Bar in the below Schedule - B Commercial Space or in any manner which may cause annoyance to the other occupiers/occupants of the said building but shall be entitled to use for other legal business including Doctor's Chamber, Diagnostic Centre and for any Commercial/Office purpose.

13. That the Purchaser/s shall have proportionate right, title and interest in the land along with other occupants/owners of the building. It is hereby declared that the interest in the land is impartible.

14. That the Vendor will pay up to date Municipal taxes, land revenue and/or any other charges/dues if any prior to the date of transfer of the Schedule - B property.

15. That the Vendor shall not be liable at any time under any circumstances for any rate and/or taxes pertaining to the Schedule - B property except for unsold portion of the building which shall be borne by the Vendor proportionately with all the Purchaser/s unless separately levied upon and charged for.

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMON PROVISIONS & UTILITIES shall be looked after by the Owner's Association by framing a proper Memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership of the Commercial Space.

17. That the Purchaser/s shall be entitled to use and pay such proportionate charges for common facility, such as repairs and maintenance of the outer walls, stairs, septic tank, water supply, sanitation, sweeper, chowkidar, etc., as will be determined by the Vendor from time to time till the time an executive body or any other authority of the building or Owner's Association is formed to take care of the common maintenance of the building.

That the payment of the maintenance charges by the Purchaser/s is/are irrespective of his/her/their use and requirement.

18. That in case the purchaser/s make default in payment of the proportionate share towards the COMMON EXPENSES (described in the Schedule - C given hereinunder) within time allowed by the Vendor or the Owner's Association, the Purchaser/s shall be liable to pay interest at the rate of 2% per month or part of a month compoundable for the period of default on all amounts remaining so unpaid along with such dues and arrears and shall also be liable to compensate Vendor or the Association acting at the relevant time for any loss or damage suffered by the Vendor or the Association in consequence thereof.

19. That the Purchaser/s shall not encroach upon any portion of the land or building carved out by the Vendor for the purpose of road, landings, stairs or other community purpose/s and in the event of encroachment, the Vendor or the executive body or any authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorised act or nuisance by force and the Purchaser/s shall be legally bound to repay the entire cost and expenses including damages if any as will be caused by such nuisance and its subsequent removal. That the Purchaser/s shall not be entitled to do any act which will affect the external elevation of the building.

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20. That the Purchaser/s further covenant with the Vendor not to injure, harm or cause damage to any part of the building including common portions and areas as well as the common provisions and utilities by making or causing any sort of alteration or withdrawal of any support or causing any construction, addition or deletion thereof or therein or otherwise in any manner whatsoever and in the event of contrary the Purchaser/s shall be fully responsible for it, the Vendor shall not be held responsible in any manner whatsoever.

21. That it is hereby specifically declared that use of personal generator of any kind and description and of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the Commercial Space of the building save the battery-operated inverter.

22. The Purchaser/s further undertakes, assures and guarantees that he/she/they 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 other than the space provided by the Vendor for signage. The Purchaser/s shall also not change the color 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 Purchaser/s shall not store any hazardous or combustible goods in the Commercial Space or place any heavy material in the common passages or staircase of the building. The Purchaser/s shall also not remove any wall, including the outer and load bearing wall of the building.

23. That in the entire Project, installation of Split AC will not be allowed and the Purchaser/s shall have to adhere to VRF technology for installation of AC Unit. That two or three Reputed Sales and Service Providers in respect of AC Unit, WIFI Connection etc. shall be fixed by the Vendor and the Purchaser/s shall avail the services of any of those Sales and Service Providers in

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respect of AC Unit, WIFI Connection etc. That the Vendor shall not be liable for AMC Service issues in respect of Lift, STP Plant, Fire Fighting Equipment, etc., if they are not properly used and maintained by the Purchaser/s.

24. That the matter not specifically stipulated in these presents or in case of any dispute or any question arising hereinafter at any time between the Vendor and the Purchaser/s or other occupiers of the building shall be referred for arbitration under the Arbitration and Conciliation Act, 1996 and in case their decision is not acceptable he/she/they shall have the right to move to Court at Jalpaiguri.

SCHEDULE - 'A'

(DESCRIPTION OF THE LAND ON WHICH THE BUILDING STANDS)

All that piece or parcel of land measuring 247.998 Katha 3 Chhatak, situated within Mouza - Dabgram, appertaining to and forming part of R.S. Plot Nos. 82, 82/298 & 81/297 corresponding to L.R. Plot Nos. 555 & 611, recorded in R.S. Khatian No. 282/1, 282/3 & 282/5 corresponding to L.R. Khatian No. 2516, R.S. & L.R. Sheet No. 5, J.L. No. 2, Pargana - Baikunthapur, situated at **Road: Sevoke Road, Road Zone: Orbit Mall to Salugara Bazar**, within the limits of Ward No. 42 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District - Jalpaiguri.

The said land is bounded and butted as follows:

North : 16 Feet wide Metal Road & Sona Motors;
South : 25 Feet wide S.M.C Road;
East : 100 Feet wide Sevoke Road;
West : Ektiasal Primary School & 14 Feet Wide Pucca Road;

SCHEDULE - 'B'
(DESCRIPTION OF COMMERCIAL SPACE)

All that One Commercial Space, being Space No. _____ having RERA Carpet Area measuring _____ Square Feet, Built-up Area measuring _____ Square Feet, Super Built-up Area measuring _____ Square Feet on the _____ Floor in _____ Tower of the building named “**PALLADIUM**” together with proportionate undivided share in the Schedule 'A' land on which the building stands.

SCHEDULE - 'C'
(COMMON EXPENSES)

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipment and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker,

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supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.

4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the Purchaser/s).
7. Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organization for the common purposes.

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IN WITNESSES WHEREOF the Vendor does hereunto set its respective hands on the day, month and year first above written.

WITNESSES:

1.

The contents of this document have been gone through and understood personally by the Purchaser/s and the Vendor.

2.

V E N D O R

Drafted, read over and explained by me and printed in my office.

MANOJ AGARWAL

Advocate, Siliguri.

(Enrl No. F-505/434 of 1997)