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**AGREEMENT FOR SALE**

This Agreement for Sale ("**Agreement**") executed on this \_\_\_\_\_ day  
of \_\_\_\_\_ 2023.

**By and Between**

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**SRI VINOD KUMAR GOYAL**, Son of Late Nand Kishore Goel @ Nand Kishore Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Jyotinagar, DonBosco Road, Sevoke Road, Ward No. 01, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, 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 his, successors, executors, administrators, legal representatives and assigns) of the **"FIRST PART"**. (PAN- ADVPG2501J).

**AND**

**"EASTWOOD"** a Partnership Firm, having its office at Galaxy house, 2<sup>nd</sup> Floor, Near P.C Mittal Bus Stand, P.O. Siliguri, P.S. Bhaktinagar, District- Jalpaiguri, in the State of West Bengal, represented by one of its Partner, **SRI SHYAM AGARWAL**, Son of Sri Ram Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Basant Bihar Complex, Don Bosco School Road, Siliguri – 734001, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, in the State of West Bengal, - hereinafter called the **"DEVELOPER/ SECOND PARTY"** which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the **"SECOND PART"**. (PAN-AAJFE8994L).

**AND**

**SRI ADITYA AGARWAL**, Son of Sri Madan Kumar Agarwal, (PAN:BFTPA5741P), (Aadhar No. 9959 2442 0205), aged about 28. Years, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Rabindra Nagar, Birpara Tea Garden, Birpara, P.O Birpara, P.S Madarihat, District - Jalpaiguri in the State of West Bengal --- herein after called the **"ALLOTTEE/PURCHASER"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assignees) of the **"THIRD PART"**

The Vendor, Developer and the Purchaser(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".

**WHEREAS:**

**A.**

WHEREAS the above named Vendor had purchased land measuring 58 Kathas 10 Chhataks from M/s Sudha Industries, by virtue of a Registered Deeds of Conveyance both dated 07.06.2001, being Document Nos. I- 2149 and I- 2151 both for the year of 2001 and the same were registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

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AND WHEREAS the above named Vendor had also purchased land measuring 31 Kathas from Sri Kundan Lal Singhal & Others, by virtue of a Registered Deed of Sale dated 23.08.2001, being Document No. I- 3252 for the year of 2001 and the same was registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the above named Vendor had also purchased land measuring 29 Kathas from Sri Pawan Kumar Agarwala, son of Sri Mangal Chand Agarwala, by virtue of a Registered Deed of Sale dated 08.08.2001, being Document No. I- 3149 for the year of 2001 and the same was registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the above named Vendor had received by the way of Gift, a land measuring 18 Kathas 8 Chhataks from his wife Smt. Sharda Goel, by virtue of a Registered Deed of Gift dated 16.01.2020, being Document No. I- 408 for the year of 2020 and the same was registered at the office of the Additional District Sub Registrar Bhaktinagar, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor thereafter sold some part of land which was in his actual physical possession and in the manner aforesaid, the abovenamed Vendor **SRI VINOD KUMAR GOYAL**, at present is the owner of land measuring 1.38 Acres having permanent heritable, transferable and marketable right, title and interest therein and the said land is fully described in Schedule-A Below.

AND WHEREAS the abovenamed Vendor became Partner in the abovenamed Partnership Firm **“EASTWOOD”** - hereinafter called the **"DEVELOPER/ SECOND PARTY"** to carry on partnership business of realty, development of land, construction of building, shop, commercial space, tenements & houses, properties, estates, construction works etc. and the Vendor transferred his above land measuring 1.38 Acres by way of his capital contributions in the said Partnership Firm **“EASTWOOD”**.

**B.** The Said Land is earmarked for the purpose of building a Lower Ground Floor + Ground Floor + Five Storied Commercial (Mercantile Retail building) and Ground + Seven Storied Residential Building and the said project shall be known as **“EASTWOOD”**;

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

**D.** The Jalpaiguri Zilla Parishad has technically vetted the Plan to develop the Project vide its memo no. 465/Eng. dated 15.07.2022. Further, the Dabgram-1 Gram Panchayat, Salugara, Jalpaiguri has granted the commencement certificate to develop the Project vide approval dated 01.08.2022 bearing no.18/DabgramIGPPlan.

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**E.** The Vendor/Developer has obtained the final layout plan approvals for the Project from Jalpaiguri Zilla Parishad and Dabgram-1 Gram Panchayat. The Vendor/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;

**F.** The Vendor/Developer shall register the Project under the provisions of the Act with the Real Estate Regulatory Authority as and when the said Authority Commences its operations in the State of West Bengal.

**G.** The Allottee(s)/Purchaser have applied for a shop in the Project vide allotment no. \_\_\_\_\_ dated \_\_\_\_\_ and has been allotted the shop as mentioned in the Schedule 'B' Property, as permissible under the applicable Law.

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

**J.** 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;

**K.** In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor /Developer hereby agrees to sell and the Allottee(s) 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:**

**TERMS:**

Subject to the terms and conditions as detailed in this Agreement, the Vendor /Developer agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase the shop(s) as specified in paragraph G;

The Total Price for the shop is Rs. ....../- (Rupees ..... ) ("**Total Price**") excluding GST.

That the all registration expenses, GST or any other taxes by the authority on the Schedule 'B' property will be paid by the Allottee(s) separately.

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**1. Explanation:**

The Total Price above includes the booking amount paid by the Allottee(s) to the Vendor/Developer towards the shop(s);

The Total Price above excludes Taxes (consisting of tax paid or payable by the Vendor/Developer, if any as per law, and Cess or any other taxes which may be levied, in connection with the construction of the Project payable by the Vendor/Developer) up to the date of handing over the possession of the shop(s):

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

The Vendor/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 30 (thirty) days from the date of such written intimation. In addition, the Vendor /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;

The Total Price of shop(s) includes: 1) proportionate share in the Common Areas; and 2) shop(s) as provided in the 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 Vendor/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 Vendor/Developer shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

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

It is agreed that the Vendor/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, plot or building, as the case may be, without the previous written consent of the Allottee(s). Provided that the Vendor/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.

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

The Allottee(s) shall have exclusive ownership of the shop. The Allottee(s) shall also 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 Vendor/Developer shall convey undivided proportionate title in the common areas to the association of Allottee(s) as provided in the Act;

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 with in the Project.

It is made clear by the Vendor/Developer and the 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(s) that all other areas and i.e. areas and facilities falling outside the Project, shall not form a part of the declaration to be filed with the Competent Authority in accordance with the **West Bengal Apartment Ownership Act, 1972.**

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The Vendor/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, Panchayat 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 Allottee(s) or any liability, mortgage loan and interest thereon before transferring the shop to the 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.

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 Vendor/Developer 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 Vendor /Developer within the time and in the 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 Vendor/Developer abiding by the construction milestones, the 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 favor of “**EASTWOOD**” payable at Siliguri, in the State of West Bengal.

## **3. COMPLIANCE OF LAWS RELATING TO REMITTANCES**

The 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 thereof 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 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(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 Allottee(s) shall keep the Vendor/Developer fully indemnified and harmless in this regard. Whenever there is any change in the commercial status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the 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 Allottee(s) and such third party shall not have any right in the application/ allotment of the said shop applied for herein in anyway and the Vendor/Developer shall be issuing the payment receipts in favor of the Allottee(s) only.

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

The Allottee(s) authorizes the Vendor/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 Vendor/Developer may in its sole discretion deem fit and the Allottee(s) under takes 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 Allottee(s). The Vendor/Developer shall abide by the time schedule for completing the project and handing over the shop to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate\* or the completion certificate or both, as the case may be. Similarly, the 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/ SHOP**

The Allottee(s) has seen the specifications of the shop and accepted the Payment Plan, floor plans, a layout plan 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 this 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 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 SHOP**

**Schedule for possession of the said Shop:** The Vendor/Developer agrees and understands that timely delivery of possession of the shop is the essence of the Agreement. The Vendor/Developer, based on the approved plans and specifications, assures to hand over possession of the shop on 28.07.2025 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(s) agrees that the Vendor /Developer shall be titled 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(s) agrees and confirms 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 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 Allottee(s), Allottee(s) agrees that he/ she 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 shop, to the 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 shop to the Allottee(s). The Vendor/Developer agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor/ Developer. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Vendor/ Developer/ association of Allottee(s), as the case may be.

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

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

Provided that where the 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 Allottee(s) shall be returned by the Vendor/Developer to the Allottee(s) within 45 days of such cancellation.

**Compensation–**

The Vendor/Developer shall compensate the Allottee(s) 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 Vendor/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 Vendor/Developer shall be liable, on demand to the Allottee(s), in case the 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 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(s) does not intend to withdraw from the Project, the Vendor/Developer shall pay the Allottee(s) 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 VENDOR/DEVELOPER**

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

The [Vendor /Developer] 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;

The Vendor/Developer has lawful rights and requisite approvals from the competent Authorities to carry out development to the Project;

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.

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There are no litigations pending before any Court of law with respect to the said Land, Project or the shop;

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 Vendor/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;

The Vendor/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, where by the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;

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 Land, including the Project and the said shop which will, in any manner, affect the rights of Allottee(s) under this Agreement;

The Vendor/Developer confirms that the Vendor/Developer is not restricted in any manner whatsoever from selling the said shop to the Allottee(s) in the manner contemplated in this Agreement;

At the time of execution of the conveyance deed the Vendor /Developer shall hand over lawful, vacant, peaceful, physical possession of the shop to the Allottee(s) and the common areas to the Association of the Allottee(s);

The Schedule Property is not the subject matter of any HUF.

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 out goings, whatsoever, payable with respect to the said project to the competent Authorities;

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 Vendor/Developer in respect of the said Land and/ or the Project;

That the property is not Waqf property.

That the Vendor/Developer shall have the exclusive right over the top roof of the building.

## 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:

Vendor/Developer fails to provide ready to move in possession of the shop to the Allottee(s) 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;

Discontinuance of the Vendor / Developer's business as a developer on account of suspension or revocation of their 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, Allottee(s) is entitled to the following:

- (i) Stop making further payments to Vendor/Developer as demanded by the Vendor/ Developer. If the Allottee(s) stops making payments, the Vendor/Developer shall correct the situation by completing the construction milestones and only there after the Allottee(s) be required to make then next payment without any penal interest; or
- (ii) The 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 Allottee(s) under any head whatsoever towards the purchase of the shop, along with interest at the rate specified in the Rules with in 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 Vendor/ Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the shop.

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

In case the Allottee(s) fails to make payments for 30 Consecutive days after the demands have been made by the Vendor/Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee(s) shall be liable to pay interest to the Vendor/Developer on the unpaid amount at the rate specified in the Rules.

In case of Default by Allottee(s) under the condition listed above continues for a period beyond 2 (Two) consecutive months after notice from the Vendor/Developer in this regard, the Vendor/Developer shall cancel the allotment of the shop in favour of the Allottee(s) and refund the amount money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall there upon stand terminated.

#### **10. CONVEYANCE OF THE SAID SHOP**

The Vendor / Developer, on receipt of complete amount of the Price of the shop under the Agreement from the Allottee(s) , 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(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 Allottee(s) authorizes the Vendor/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 Vendor/Developer is made by the Allottee(s) . The Allottee(s) 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 Vendor/Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by any third party service provider chosen by Developer or association of the Allottees as the case may be.

#### **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 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 's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

### **13. RIGHT OF ALLOTTEE(S) TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

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

### **14. RIGHT TO ENTER THE SHOP FOR REPAIRS**

The Vendor / Developer/ maintenance agency/ association of Allottee(s) shall have right so far as restricted access of all Common Areas, garages/ closed parking's and parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the association of Allottee(s) 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 “EASTWOOD” shall be earmarked for purpose such as parking space(s) and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting 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 Allottee(s) formed by the Allottee(s) for rendering maintenance services.

### **16. GENERAL COMPLIANCE WITH RESPECT TO THE SHOP:**

Subject to Clause 12 above, the Allottee(s) 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 tenable 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(s) 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 Allottee(s) 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(s) 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(s) shall also not remove any wall, including the outer and load bearing wall of the shop. The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor/Developer and thereafter the association of Allottee(s) and/or maintenance agency appointed by association of Allottee(s). The Allottee(s) 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(S)**

The Allottee(s) 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(s) 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 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. VENDOR/DEVELOPER SHALL NOT MORTGAGE OR CREATE CHARGE**

After the Vendor /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(s) who has taken or agreed to take such shop.

## **20. APARTMENT OWNERSHIP ACT**

The Vendor/Developer has assured the Allottee(s) (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 Allottee(s) by the Vendor /Developer does not create a binding obligation on the part of the Vendor/Developer or the Allottee(s) until, the Allottee(s) signs and delivers this Agreement with all the schedules alongwith the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) . If the Allottee(s) fails to execute and deliver to the Vendor/Developer this Agreement within 30(thirty) days from the date of its receipt by the Allottee(s) as and when intimated by the Vendor /Developer, then the Vendor/Developer shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection there with including the booking amount shall be returned to the Allottee(s) 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/ plot/ 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(S) / SUBSEQUENT ALLOTTEE(S)**

It is clearly understood and so agreed by and between the Parties here to that all the provisions contained herein and the obligations arising here under in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee(s) 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 Vendor/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(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 Allottee(s) that exercise of discretion by the Vendor/Developer in the case of one 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 Allottee(s) .

Failure on the part of the Vendor/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 there under 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 there under or the applicable law, as the case maybe, 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(s) has to make any payment, in common with other Allottee(s) (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 [shop] 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 complete only upon its execution by the Vendor/Developer through its authorized signatory at the Vendor / Developer's Office, or at some other place, which may be mutually agreed between the Vendor /Developer and the Allottee(s) /Purchaser.

## 30. NOTICES

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

| <b>M/S. EASTWOOD (Developer)</b>  | <b>SRI ADITYA AGARWAL (Allottee)</b>  |
|---|---|
| Address :- Galaxy house, 2 <sup>nd</sup> Floor, Near P.C Mittal Bus Stand, P.O. Siliguri, P.S. Bhaktinagar, District- Jalpaiguri, in the State of West Bengal | Address :- Rabindra Nagar, Birpara Tea Garden, Birpara, P.O Birpara, P.S Madarihat, District - Jalpaiguri in the State of West Bengal |

It shall be the duty of the 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 Allottee(s) , as the case maybe.

## 31. JOINT ALLOTTEE(S)

That in case there are Joint Allottee(s) (s)/ Purchaser(s) all communications shall be sent by the Vendor/Developer to the Allottee(s) 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 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 amicably by mutual discussion, failing which the same shall be settled through the Adjudicating Officer appointed under the Act.

*[Any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such 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.]*

**34. DUTIES OF ALLOTTEE(S)**

- a) Any activities that will spoil the environment of the commercial complex; building and cause problems to other shop owners / allottee(s) is not allowed.
- b) Air conditioning outdoor units can only be placed in designated area of each shop. The piping, connections, etc. for air conditioning should be done through areas designated by the Developer.
- c) Any electrical, cable, wifi, plumbing or similar service work in the shop should be done through designated spaces and channels provided to the allottee(s) after taking necessary permission from the developer.
- d) Any harm, modifications, changes, additions, deletions, to exterior of building or to any common area will not be allowed. In case any such activities are done, the Developer has right to demand charges for correction of such harm done to the building and common areas, which the allottee(s) is liable to pay.
- e) Signages of shops can only be placed at designated area provided by the developer in the specified size and specifications so as to maintain the external look of the building. The Developer has right to remove any signages not conforming to the specifications provided by the Developer.
- f) Any demolition/reconstruction of interior walls of shop allotted to the allottee before or after handover shall only be done after taking due permission from the developer. Charges will be levied for any damage done to building, shop, exterior, services, amenities, etc.

**SCHEDULE-‘A’ -**

**(DESCRIPTION OF THE LAND OF WHICH BUILDING STANDS)**

ALL that piece or parcel of vacant homestead land measuring 1.38 Acres situated at Mouza-Dabgram, appertaining to and forming part of R.S. Plot Nos. 25 & 25/85, corresponding to L.R. Plot No. 357 & 453, recorded in R.S. Khatian No. 634 corresponding to L.R. Khatian No. 880, R.S. & L.R. Sheet No. 4, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District Jalpaiguri within the limits of Gram Panchayat Area.

**The said entire land is bounded and butted by as follows :-**

North :

South : The Forresta (hotel & banquet)

East : Land of Forest

West : Eastern By-pass Road

: 20 :

**SCHEDULE 'B' –**  
**(DESCRIPTION OF SHOP)**

The said shop room, being Shop No. .... on the .....Floor, having super built-up area ..... square feet, and corresponding RERA Carpet area of ..... square feet together with One Parking space measuring ..... Square Feet in the .....Floor of the building named “EASTWOOD”, **Block – Residential, together with proportionate undivided share in the Schedule ‘A’ land on which the building stands.**

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

**INSTALLMENT PAYMENT PLAN**

|   |     |
|---|-----|
| On Booking/ Agreement                     | 10% |
| On Completion of Foundation upto Plinth   | 15% |
| On Lower Ground Floor Roof Casting        | 10% |
| On Ground Floor Roof Casting              | 10% |
| On Second Floor Roof Casting              | 15% |
| On Fifth Floor Roof Casting               | 15% |
| On Brick and Plaster of Purchased Unit    | 10% |
| On Flooring & Finishing of Purchased Unit | 5%  |
| On Registration or Handover               | 10% |

All payments under installment payment plan shall be made within a maximum period of 10 days of issue of demand letter or mail, otherwise interest applicable as per rule shall be charged. In case payment is not made for two months from the demand date then the booking can be cancelled at the sole discretion of the Vendor/Developer. The Vendor/Developer shall deduct booking amount plus applicable GST on the amount so received till such time and refund the balance payment, without any interest thereon.

All payment received after due date will be first applied towards applicable Interest and other sums if any due and thereafter towards the installment. No payment will be received after due date without the payment of applicable interest if any.

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**SCHEDULE-D**

**SPECIFICATION FOR CONSTRUCTION, FITTINGS, FIXTURES**

1. Foundation and Structure: Resting on R.C.C. foundation using ISI Reinforcement, Cement, Sand and Stone.
2. Walls: Wall of AAC Block or bricks plaster and wall putty on all internal wall. Primer with paint on external wall.
3. Common Area: Lift, Lift Lobby, Stair Case, Corridor
4. Car Parking: Parking Cemented Flooring.
5. Bathroom: Tiles upto door frame. Sanitary ware/ CP fittings of Jaquar or reputed brand.
6. Plumbing Material: CPVC, UPVC of reputed brand.
7. Flooring: All flooring with vitrified tiles.
8. Electricals: DB with electrical supply to shop. Common area electrical work with ISI copper wire and modular switch.
9. Water: Underground water reservoir with overhead tank.
10. Stair case: Granite laid with painted M.S. or S.S. Railing.
11. Lift: Automatic of reputed brand.
12. All works other than specified above shall be charged at a reasonable market rate subject to the approval of the Architect/Engineer.

: 22 :

**SCHEDULE-E**  
**AMENITIES**

1. Stair case, lift and stair case landing on all floors.
2. Common entry on the ground floor.
3. Water pump, water tank, water pipes & common plumbing installation.
4. Generator Set, Security Guard Room and Common Toilet.
5. Drainage and sewerage.
6. Fire Fighting System.
7. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

: 23 :

IN WITNESSES WHEREOF the Vendor and the Developer in good health and conscious mind have put their signatures on these presents on the day, month and year first above written.

WITNESSES: -

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

1.

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**VENDOR**

2.

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**DEVELOPER**

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**ALLOTEE/ PURCHASER**

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

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**Manoj Agarwal**  
**Advocate, Siliguri.**  
**(Enrl No. F-505/434 of 1997)**