

**AGREEMENT FOR SALE**

Page No. 2

**This Agreement for Sale ("Agreement") executed on this Day of \_\_\_\_\_, 20\_\_.**

**BETWEEN**

**SRI/SMT./MISS \_\_\_\_\_ of \_\_\_\_\_, Hindu by Religion, Indian by Nationality, Businessman by Occupation, Residing at \_\_\_\_\_, P.O. \_\_\_\_\_, P.S. \_\_\_\_\_ Pin Code- \_\_\_\_\_, District \_\_\_\_\_, West Bengal - Hereinafter called the "**ALLOTTEE / PURCHASER / FIRST PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted an assigns) of the "**FIRST PART**".**

**AND**

**SRI INDER KUMAR CHANDAK**, son of Late Champa Lal Chandak, having I.Tax PAN :- **AEXPC3878H**, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at New Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, in the State of West Bengal -- HEREINAFTER referred to and called as the "**VENDOR / SECOND PARTY**" ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**SECOND PART**".

**AND**

**RONAK REAL ESTATE**, a Partnership Firm, having I.Tax PAN :- **ABFFR1400D**, having its Office at Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of

West Bengal, Represented by one of its **PARTNER- SMT. SEEMA AGARWAL**, wife of Sri Sanjiv Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal - Hereinafter referred to and called as the **“PROMOTER / DEVELOPER/ CONFIRMING PARTY/ THIRD PARTY”** (which expression shall mean and include unless excluded by or repugnant to the context its partners, executors, administrators, legal representatives and assigns) of the **“THIRD PART”**.

**THAT** the abovenamed **SRI INDER KUMAR CHANDAK** (the **VENDOR herein**) is lawfully Represented by their legally **Constituted ATTORNEY RONAK REAL ESTATE**, Represented by one of its **PARTNER – SMT. SEEMA AGARWAL** (the **DEVELOPER herein**) appointed and constituted vide a **registered General Power of Attorney** dated **28.10.2022**, being Document No. I-9797 for the year 2022 and the same was registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri.

The Allottee/s, Vendor, Promoter/Developer shall hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

**WHEREAS:**

**A.** The Vendor is the sole, absolute and lawful owners of **LAND MEASURING 7 KATHA 9 CHATAK 27 SQ.FT.**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 66** corresponding to **L.R. PLOT No. 552**, under **R.S. SHEET No. 15**, **L.R. SHEET No. 168**, Recorded in **R.S. KHATIAN No. 757/13**, **L.R. KHATIAN No. 676**, J.L. No. 2, Pargana Baikunthapur, within the limits of **WARD No. 32** of Siliguri Municipal Corporation, Ashoke Nagar Bye Lane, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, West Bengal (“Said Land”).

**B. DEVELUTION OF TITLE**

**WHEREAS** the abovenamed **SRI INDER KUMAR CHANDAK** (herein referred to as the **VENDOR/SECOND PARTY**) is the sole and absolute recorded owner-in-possession of all that piece or parcel of LAND measuring 7 Katha 9 Chatak 27 Sq.Ft. by virtue of Gift from Sri Jai Kishan Chandak @ Jay Krishan Chandak, son of Late Champa Lal Chandak, vide a registered Deed of Gift dated 06.01.2016, being Document No. I-18 for the year 2016 and the same was registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri and ever since he is in exclusive and peaceful possession of the aforesaid land without any act of hindrance or obstruction from anybody having permanent heritable, transferable and marketable right, title and interest therein free from all charges and encumbrances whatsoever and the said land is more particularly described in the **Schedule "A"** given hereinunder.

**AND WHEREAS** the name of the abovenamed Vendor in respect of his aforesaid land was duly mutated/recorded in the records of the B.L.&L.R.O. Rajganj in R.O.R. and a separate **L.R. Khatian No. 676** was framed in his name under the provisions of West Bengal Land Reforms Act, 1955.

**AND WHEREAS** the Vendor being desirous of constructing a multistoried building complex on his aforesaid land measuring 7 Katha 9 Chatak 27 Sq.Ft., more particularly described in the Schedule "A" given hereinunder, but is not in a position to put his contemplation and scheme into action due to paucity of fund and experience and as such have approached the bonafide Developer or the Third Party herein to construct/promote/develop such multistoried building complex on his said land in consideration of allocations/shares in the said multistoried building complex to be constructed thereon to which the Third Party have agreed and as such they have entered into a registered Development Agreement dated 28.10.2022, being Document No. I-9792 for the year 2022, registered in the Office of the Additional District Sub Registrar Bhaktinagar, District Jalpaiguri upon terms and conditions as are mentioned therein.

**AND WHEREAS** the Developer thereafter started constructing the desired Ground (Parking) + 3 Storied Residential Building upon the said land of the Vendor vide

Building Permit No. SWS-OBPAS/0104/2023/1762 dated 14.09.2023 duly approved and sanctioned by the Siliguri Municipal Corporation being free from all encumbrances and charges.

**AND WHEREAS** to distinguish the proposed Multistoried Building Complex and with a view to assign a unique identity to the said building complex, the Vendor/Developer have decided to name the said Multistoried Building as “**BHAGWANI KUNJ**” is stated that the name of the said Building will always remain unchanged. Comprising of several unit/flats/parkings/constructed spaces.

**C.** The said land is earmarked for the purpose of building a residential purpose project comprising multistoried building complex and the said project shall be known as “**BHAGWANI KUNJ**”;

**D.** 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;

**E.** The Siliguri Municipal Corporation has granted the commencement certificate to develop the Project;

**F.** The Vendor/Developer has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the building complex from Siliguri Jalpaiguri Development Authority/ Siliguri Municipal Corporation. 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;

**G.** The Vendor/Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at \_\_\_\_\_ No. \_\_\_\_\_;

**H.** The Allottee/s had applied for an Apartment in the Project vide Application

No. \_\_\_\_\_ dated \_\_\_\_\_ and has been allotted **Apartment No. \_\_\_\_\_** having RERA **Carpet Area of \_\_\_\_\_ Square Feet** at \_\_\_\_\_ **Floor** in “**BHAGWANI KUNJ**” out of **DEVELOPERS ALLOCATIONS**, of as permissible under the applicable law, 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 "**Apartment**") more particularly described in **Schedule B**);

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

**J.** 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;

**K.** 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;

**L.** 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 Apartment as specified in paragraph above;

**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 Vendor/Developer agrees to sell to the Allottee/s and the Allottee/s hereby agrees to purchase, the Apartment as specified in paragraph H;

The Total Price for the Apartment based on the carpet area is Rs. \_\_\_\_\_  
(Rupees \_\_\_\_\_ only ("**Total Price**") (Give break up  
and description):-

Building Name : <b>BHAGWANI KUNJ</b>	Sale Consideration	Rs.
Apartment/Flat/Unit No. : _____	_____/-	
Type : _____		
Floor : _____		
<b>SALE CONSIDERATION</b>		
GST @ %		
<b>TOTAL PRICE</b>		

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee/s to the Vendor/Developer towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Vendor/Developer by way of Value Added Tax, Service Tax, GST, CGST, if any as per law, and Cess or any other similar 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 Apartment:

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;

- (iii) The Vendor/Developer shall periodically intimate to the Allottee/s, the amount payable as stated in (i) 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;
- (iv) The Total Price of Apartment includes: pro rata share in the Common Areas

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

The Vendor/Developer may allow, at sole discretion, a rebate for early payments of installments payable by the Allottee/s by discounting such early payments @ five percent per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottee/s by the Vendor/Developer.

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 apartment 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.

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 the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

Subject to Clause 9.3 the Vendor/Developer agrees and acknowledges, the Allottee/s shall have the right to the Apartment as mentioned below:

- (i) The Allottee/s shall have exclusive ownership of the Apartment;
- (ii) 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;
- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, 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 Vendor/Developer and the Allottee/s agrees that the Apartment 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, namely BHAGWANI KUNJ shall not form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.

The Vendor/Developer agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottee/s, which it has collected from the Allottee/s, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Vendor/Developer fails to pay all or any of the outgoings collected by it from the Allottee/s or any liability, mortgage loan and interest thereon before transferring the apartment 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 therefor 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 Apartment 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 Apartment 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/she/they 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 favour of “**RONAK REAL ESTATE**” payable at Siliguri.

### **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 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 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 residential 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 apartment applied for herein in any way and the Vendor/Developer shall be issuing the payment receipts in favour 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

undertakes not to object/demand/direct the Vendor/Developer to adjust his payments in any manner.

## **5. TIME IS ESSENCE**

Time is of essence for the Vendor/Developer as well as the Allottee/s. The Vendor/Developer shall abide by the time schedule for completing the project and handing over the Apartment 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/ APARTMENT**

The Allottee/s has seen the specifications of the Apartment 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 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 by the law in force and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Vendor/Developer shall constitute a material breach of the Agreement.

## **7. POSSESSION OF THE APARTMENT**

**7.1 Schedule for possession of the said Apartment:** The Vendor/Developer agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Vendor/Developer, based on the approved plans and

specifications, assures to hand over possession of the Apartment on **13.09.2026** unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee/s agrees that the Vendor/Developer shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The 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.

**7.2 Procedure for taking possession** – The Vendor/Developer, upon obtaining the occupancy certificate\* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Vendor/Developer shall give possession of the Apartment to the 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. The Vendor/Developer on its behalf shall offer the possession to the Allottee/s in writing within 45 (forty five) days of receiving the occupancy certificate of the Project.

**7.3 Failure of Allottee/s to take Possession of Apartment:** Upon receiving a written intimation from the Vendor/Developer as per clause 7.2, the Allottee/s shall take possession of the Apartment 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 Apartment 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.

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

**7.5 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.

**7.6 Compensation –**

The Vendor/Developer shall compensate the Allottee/s in case of any loss caused to him/her due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Vendor/Developer fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a 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 Apartment, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the 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 Apartment.

#### **8. REPRESENTATIONS AND WARRANTIES OF THE VENDOR/DEVELOPER**

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

- (i) 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;
- (ii) The Vendor/Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Vendor/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Vendor/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- (vii) The Vendor/Developer has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;

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

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

(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 Vendor/Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Vendor/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 Vendor/Developer shall be considered under a condition of Default, in the following events:

(i) Vendor/Developer fails to provide ready to move in possession of the Apartment to the Allottee/s within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Vendor/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 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 thereafter the Allottee/s be required to make the 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 apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee/s does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Vendor/Developer, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

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

(i) In case the Allottee/s fails to make payments for three consecutive demands 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.

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

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

The Vendor/Developer, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottee/s, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the

Common Areas within 3 (three) months from the issuance of the occupancy certificate\*. However, in case the 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 / APARTMENT / 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 the association of the Allottee/s. The cost of such maintenance has been included in the Total Price of the Apartment.

#### **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 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. It is clarified that the above said responsibility of the Promoter shall not cover defects, damage or malfunction resulting from (i) misuse (ii) unauthorised modifications or repairs done by the Assignee or its nominee/agent (iii) case of force majeure (iv) failure to maintain the amenities/equipment (v) accident and (vi) negligent use.

**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 Apartment 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 thereafter 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 APARTMENT FOR REPAIRS**

The Vendor/Developer / maintenance agency /association of Allottee/s shall have rights of unrestricted access of all Common Areas 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 Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

**15. USAGE**

**Use of Service Areas:** The service areas, if any, as located within the BHAGWANI KUNJ, shall be earmarked for purposes and services including but not limited to electric sub-station, transformer, 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 in any manner whatsoever 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 APARTMENT:** Subject to Clause 12 above, the Allottee/s shall, after taking possession, be solely responsible to maintain the Apartment 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 Apartment, or the staircases, lift, 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 Apartment and keep the Apartment, 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 Apartment 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 Apartment. 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 Apartment 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 Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment/ 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 [Apartment/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

**20. APARTMENT OWNERSHIP ACT**

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

**21. BINDING EFFECT**

Forwarding this Agreement to the Allottee/s by the Vendor/Developer does not create a binding obligation on the part of the Vendor/Developer or the Allottee/s until, firstly, the Allottee/s 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/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Vendor/Developer. If the Allottee/s(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 and/or appear before the Registrar/Sub-Registrar/ registrar of Assurance for its registration as and when intimated by the Vendor/Developer, then the Vendor/Developer shall serve a notice to the 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 therewith 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 apartment as the case may be.

**23. RIGHT TO AMEND**

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

**24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

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 Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment 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 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/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 Apartment bears to the total carpet area of all the Apartments in the Project.

## **28. FURTHER ASSURANCES**

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

**29. PLACE OF EXECUTION**

The execution of this Agreement shall be 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, in Siliguri after the Agreement is duly executed by the Allottee/s and the Vendor/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 Siliguri.

**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/Developer by Registered Post at their respective addresses specified below:

**ALLOTTEE/S**

Name :

Address:

**VENDOR****SRI INDER KUMAR CHANDAK,**

New Milanpally, P.O. Siliguri Bazar, P.S. Siliguri, Pin Code-734005, District Darjeeling, West Bengal.

**DEVELOPER****RONAK REAL ESTATE,**

Radhika Bhawan, Hill Cart Road, Sevoke More, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, West Bengal.

It shall be the duty of the Allottee/s, 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 may be.

### **31. JOINTALLOTTEE/S**

That in case there are Joint Allottee/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. GOVERNINGLAW**

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.

### **34. MISCELLANEOUS**

#### **(i) STAMP DUTY AND REGISTRATION CHARGES**

The charges towards Stamp Duty and Registration fees of Schedule "B" Property shall be paid and borne by the Allottee/s.

**(ii) ELECTRICITY:** - That the Allottee/s will obtain his/her/their/its own independent electric connection from the W.B.S.E.D.C.L. and the connection charges, security deposit, as well as the electric consumption bill will be paid by the Allottee/s, the Vendor/Developer shall have no responsibility or any liability in this respect.

**(iii) RESTRICTIONS:** - The Allottee/s agrees and undertakes that the Allottee/s shall not do or permit to be done, any of the following acts: -

a) Store /stock / bring into / keep in the said Apartment/Building Complex, any goods / material / fluid / chemical/ substance of explosive / hazardous / combustible / inflammable nature or any act which has effect of doing so which may cause risk of fire or which on account of their nature or particular characteristic, may cause damage to or endanger and/or expose to risk of such damage, to the structure or safety of the building/complex or neighboring property/building, and/or the assets of the other neighbours.

b) Not to damage, demolish or cause to be damaged or demolished the said Apartment/Building Complex or any part thereof or the fittings and fixtures thereto.

c) Not to close or permit the closing of verandas or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside color scheme of the exposed walls or the fences of external doors and windows including grills of the said Apartment/Building Complex, which in the opinion of the Vendor/Developer and/or their nominee/s differs from their own color scheme.

d) Not to obstruct the lobbies, entrance, stairways, pathways and keep them free for ingress and egress.

e) Not to do any act or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Apartment/Building Complex or any part of the said building or caused increased premium payable in respect thereof of the said building or the complex, if insured.

- f) Not to use the said Apartment other than the Residential purpose.
- g) Not to encroach upon any portion of the land or building carved out by the Vendor/Developer for the purpose of road, passage, landings, stairs or other community purposes and in the event of encroachments, the Vendor/Developer or any Authority of the occupants of the building acting as such at the relevant time shall be entitled to remove such unauthorized act or nuisance by force and the Allottee/s shall be legally bound to repay the entire cost and expenses including damages if any will be caused by such nuisance and its subsequent removal.
- h) No sign board, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building. No radio or television aerial shall be attached to or hung from the exterior of the building. Furthermore, the Allottee/s shall be entitled to fix Air Conditioning equipment in the Apartment without damaging the outer walls of the said complex. All equipment/ machines' parts of the Air Conditioning required to be fixed on outside wall must be fitted only in the places as marked and allotted and after consulting the Vendor/Developer or the Apartment Owners' Association. The outdoor unit should not generate extra noise, it should be of silent type.
- i) That the Allottee/s shall not park his/her/their vehicle on the pathways or common areas and open spaces of the building complex.
- j) No Installation of Generator: That the use of personal generator of any kind and description of any capacity whatsoever which causes sound and air pollution will not be permitted in any of the Apartments save and except the battery operated inverter.
- k) That the Allottee/s agrees and undertakes to co-operate with the Vendor/Developer at all times, and shall from time to time, sign and execute all applications, papers, documents, maintenance agreement and all other relevant papers (if any), do all the acts, deeds and things as the Vendor/Developer may require for the purposes of safeguarding the interest of the occupants of the said complex.

l) That the Allottee/s shall keep the said Apartment/Building Complex in a good state of preservation and cleanliness and shall not throw or permit to be thrown there from or from the doors, windows, terraces, balconies thereof any dirt or other substances anywhere in the complex or otherwise.

m) That the Allottee/s shall always observe the rules and regulations as framed by the Vendor/Developer and/or the organization/agency/association/holding.

n) That the Allottee/s shall always abide and co-operate in the management and maintenance of the said building complex/project.

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**SCHEDULE “A”**  
**(DESCRIPTION OF THE PROJECT LAND)**

All that piece or parcel of **LAND** measuring **7 KATHA 9 CHATAK 27 SQ.FT.**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 66** corresponding to **L.R. PLOT No. 552**, under **R.S. SHEET No. 15**, **L.R. SHEET No. 168**, Recorded in **R.S. KHATIAN No. 757/13**, **L.R. KHATIAN No. 676**, J.L. No. 2, Pargana Baikunthapur, within the limits of **WARD No. 32** of Siliguri Municipal Corporation, Ashoke Nagar Bye Lane, Police Station Bhaktinagar now New Jalpaiguri, District Jalpaiguri, in the State of West Bengal.

The said land is bound and butted as follows:-

By the North : House of Sarmila Dutta;  
By the South : Rita Kunj;  
By the East : 17 Feet wide Road;  
By the West : House of Samiran Chanda.

**SCHEDULE “B”**  
**(DESCRIPTION OF THE APARTMENT/UNIT/FLAT)**

**ALL That ONE UNIT** being an **APARTMENT / RESIDENTIAL FLAT / UNIT BEING: -**

<b>PROJECT</b>	<b>“BHAGWANI KUNJ”</b>
<b>FLAT NO.</b>	
<b>FLOOR</b>	
<b>FLAT MEASURING RERA CARPET AREA (BUILT UP AREA) (SUPER BUILT UP AREA)</b>	<b>SQUARE FEET SQUARE FEET SQUARE FEET</b>

**TOGETHER** with undivided proportionate share in the land on which the said building complex stands more particularly described the **Schedule-“A”** given herein

above Together with right to use all the common facilities.

**SCHEDULE "C"**  
**(PAYMENT SCHEDULE AND MANNER OF PAYMENT)**

The Allottee/s hereby agrees to pay to the Vendor/Developer the Total Price of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)** ("**Total Price**") in the following manner and as per the following schedule/milestones: -

<b>PARAMETERS</b>	<b>AMOUNT (Rs.)</b>
A. Sales Consideration:	Rs.
B. Applicable Taxes (GST) @	Rs.
<b>TOTAL PRICE (A+B)</b>	Rs.

<b>MILESTONE</b>	<b>PAYMENT SCHEME</b>
On Booking	10% Of Total Consideration + GST
Casting of Ground Floor	15% Of Total Consideration + GST
Casting of First Floor	15% Of Total Consideration + GST
Casting of Second Floor	10% Of Total Consideration + GST
Casting of Third Floor	10% Of Total Consideration + GST
Casting of Fourth Floor	10% Of Total Consideration + GST
Commencement of Brick Wall	10% Of Total Consideration + GST

Commencement of Inner Plaster Work	5% Of Total Consideration + GST
Commencement of Outer Plaster Work	5% Of Total Consideration + GST
Commencement of Flooring Work	5% Of Total Consideration + GST
On Offer Of Possession of the said Apartment	5% Of Total Consideration + GST

Provided that if the Allottee/s delays in payment towards any amount which is payable, he/she shall/will be liable to pay interest at the rate of 2 (two)% Per Month.

1. The Vendor/Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.
2. In the event the Vendor/Developer is able to complete the construction of the Project before or within the above mentioned timeline, for the purpose of handover of possession, subject to the provisions of the applicable law and terms prescribed under this Agreement, the Vendor/Developer shall intimate the same to the Allottee/s and call upon the same to take possession, on making payment of the balance consideration.
3. All payments to be made by the Allottee/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/online transfer/any other instrument drawn in favour of “**RONAK REAL ESTATE**”.
4. For the purpose of remitting funds by the Allottee/s, the following are the particulars of the beneficiary:-

Beneficiary's Name	: <b>RONAK REAL ESTATE</b>
Beneficiary's Account No.	: <b>0182102000027186</b>
Bank Name	: <b>IDBI</b>
Branch Name	: <b>Sevoke Road, Siliguri</b>
IFSC Code	: <b>IBKL0000182</b>

5. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the Apartment, the Allottee/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of “**RONAK REAL ESTATE**”.

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**IN WITNESSES WHEREOF** all the Allottee/s and the Attorney of the Vendor and the Authorised Signatory of the Developer in their good health and sound conscious mind hereto sets and subscribed their respective seal and signatures on this **Agreement for Sale** on the day, month and year first above written.

**WITNESSES: -**

The contents of this document have been gone through and satisfied and understood personally by all the Parties.

1.

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**ALLOTTEE/S**

2.

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**VENDOR  
(REPRESENTED BY ATTORNEY)**

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**DEVELOPER**

Drafted as instructed, readover and explained to the Parties and printed in my office:

**ADVOCATE :: SILIGURI**