

AGREEMENT FOR SALE

DRAFT SAMPLE

This Agreement for Sale ("Agreement") executed on this Day of _____, 2023.

BETWEEN

SRI _____ (PAN: _____), (ADHAR No. _____), son of Sri _____, Hindu by Religion, Indian by Nationality, Businessman by Occupation, Residing at _____, P.O. _____, P.S. _____ Pin Code- _____, District _____, West Bengal - Hereinafter called the **"ALLOTTEE" (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 **ONE PART**.**

AND

OODLABARI INFRA PROJECTS LLP, a Limited Liability Partnership, (PAN: AAHFO7845A); Incorporated under the LLP Act, 2008, bearing LLP Identification No. AAZ-8951 dated 15.12.2021, having its Office at PBR Tower, First Floor, 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal, Represented by two of its **DESIGNATED PARTNERS (1) SRI ASHISH AGARWAL, (ADHAR No. 396565895080), son of Late Kishan Kumar Agarwal and (2) SRI NITESH AGARWAL, (ADHAR No. 649783274948), son of Sri Pawan Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Oodlabari, P.O. Manabari, P.S. Mal, Pin Code-735222, District Jalpaiguri, in the State of West Bengal - hereinafter referred to and called as the **"VENDOR / PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, executors, successors, legal representatives and assigns) of the **OTHER PART**.****

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

WHEREAS:

A. The Vendor is the absolute and lawful owner of **LAND MEASURING 0.60 ACRE OR 60 DECIMAL**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 5**, Recorded in **R.S. KHATIAN No. 291/21**, under **R.S. SHEET No. 4** corresponding to **L.R. PLOT No. 218**, Recorded in **L.R. KHATIAN No. 2686**, under **L.R. SHEET No. 4**, JL. No. 2, within the jurisdiction of **Ward No. 42** of Siliguri Municipal Corporation, Thakur Panchanan Road, Police Station Bhaktinagar, District Jalpaiguri, West Bengal (“Said Land”).

B. WHEREAS the **VENDOR – OODLABARI INFRA PROJECTS LLP** is the absolute owner-in-possession of all that piece or parcel of **Land Measuring 0.60 Acre or 60 Decimal** in the manner following.

WHEREAS one **Suk Singha**, son of Late Junyat Singha, was the **Recorded Owner** of land situated within Mouza Dabgram, Recorded in R.S. Khatian No. 291/21, under Police Station Rajganj now Bhaktinagar, District Jalpaiguri having permanent heritable, transferable and marketable right, title and interest therein.

WHEREAS the abovenamed Suk Singha (recorded owner) thereafter sold and transferred all that piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **Sri Jitendra Nath Ray and Sri Uma Pada Roy**, both sons of Late Santosh Singh Roy, vide a registered Deed of Sale dated 09.04.1984, being Document No. I-2570 for the year 1984 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Sri Jitendra Nath Roy (Ray) and Sri Uma Pada Roy thereafter sold and transferred their aforesaid piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **Smt. Sabita Ghosh**, wife of Sri Basudeb Ghosh, vide a registered Deed of Sale dated 28.06.1985, being Document No. I-3054 for the year 1985 and the same was registered in the Office of the then Additional District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Smt. Sabita Ghosh thereafter sold and transferred

her aforesaid piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **Sri Ananda Ghosh (also known as Chittaranjan Ghosh)**, son of Late Harendra Nath Ghosh alias Harendra Narayan Ghosh, vide a registered Deed of Sale dated 06.10.1989, being Document No. I-3939 for the year 1989 and the same was registered in the Office of the Additional District Sub Registrar Jalpaiguri.

AND WHEREAS the abovenamed Ananda Ghosh alias Chittaranjan Ghosh and his wife Smt. Sima Ghosh had **adopted a female child named 'Dibya'** later renamed and known as '**Anwasha Ghosh**' under Section 41 of the Juvenile Justice (Care and Protection of the Children) Act, 2000 vide Order No. 7 dated 27.03.2015 passed in Misc. Judicial Case No. 41/2014 (Adoption), Court of the Ld. Additional District Judge, 2nd Court Jalpaiguri.

AND WHEREAS thereafter the abovenamed Ananda Ghosh alias Chittaranjan Ghosh died intestate leaving behind the following two legal heirs namely:-

1. **Smt. Sima Ghosh** - **Wife** and;
2. **Minor Anwasha Ghosh alias Dibya** - **Daughter;**

as his only legal heirs and they both jointly inherited the entire aforesaid landed property measuring 0.60 Acre or 60 Decimal of Late Ananda Ghosh alias Chittaranjan Ghosh as per the Hindu Succession Act, 1956 having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the abovenamed Smt. Sima Ghosh (as Mother and Natural Guardian) thereafter obtained the necessary permission for sale and disposal of her Minor Daughter namely Anwasha Ghosh alias Dibya half undivided share measuring 0.30 Acre or 30 Decimal from the Court of the Ld. District Judge, Jalpaiguri vide Order No. 18, dated 19.05.2022 passed in Misc. Judicial Case No. 30 of 2021 (Act VIII), District Judge, Jalpaiguri.

AND WHEREAS the abovenamed Smt. Sima Ghosh and Minor Anwasha Ghosh alias Dibya (Represented by Smt. Sima Ghosh as Mother and Natural Guardian) thereafter sold and transferred their aforesaid piece or parcel of land measuring 0.60 Acre or 60 Decimal unto and in favour of **OODLABARI INFRA PROJECTS LLP** (the **VENDOR** herein) vide a registered Deed of Conveyance (Sale) dated 08.07.2022, being Document No. I-6778 for the year 2022 and the same was registered in the Office

of the Additional District Sub Registrar Bhaktinagar.

AND WHEREAS in this manner the abovenamed **OODLABARI INFRA PROJECTS LLP** (the **VENDOR/ PROMOTER** herein) became the absolute owner-in-possession of the aforesaid **LAND MEASURING 0.60 ACRE OR 60 DECIMAL** more particularly described in the **PART I** of **SCHEDULE “A”** below (“**Said Land**”) and ever since 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.

AND WHEREAS the name of the abovenamed **OODLABARI INFRA PROJECTS LLP** in respect of its aforesaid land has been mutated and recorded in the concerned **B.L.&L.RO. Rajganj** in the Record of Rights (**R.O.R.**) and a separate **L.R. KHATIAN No. 2686** was framed in its name under the provisions of West Bengal Land Reforms Act, 1955.

AND WHEREAS the Vendor/Promoter being desirous of constructing Residential cum Commercial Multistoried Building Complex over and upon its aforesaid piece or parcel of Land Measuring 0.60 Acre or 60 Decimal, which is more particularly described in Part I of Schedule-“A” given hereunder and for such purpose a building plan was duly sanctioned and approved by the Siliguri Municipal Corporation being Building Plan Permit **SWS-OBPAS/0104/2022/2212** dated 02.03.2023 for Proposed (B+G+III) Storied & Provision for Two Additional Floor Residential cum Commercial Building Complex on and upon the said land of the Vendor which is free from all encumbrances and charges whatsoever.

AND WHEREAS to distinguish the proposed Residential cum Commercial Multistoried Building Complex and with a view to assign a unique identity to the said building complex, the Vendor/Promoter herein has decided to name the said Residential cum Commercial Multistoried Building Complex as “**GRAND COURTYARD**”. It is stated that the name of the said Complex will always remain unchanged. Comprising of several flats/shops/offices/parkings/units/constructed spaces.

C. The said land is earmarked for the purpose of building a residential cum commercial purpose project comprising multistoried building complex and the said project shall be

known as **“GRAND COURTYARD”**;

D. The Vendor/Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Vendor/Promoter 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 vide **Memo No.** **dated** for Building;

F. The Vendor/Promoter 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/Promoter 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/Promoter 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 **Carpet Area of** _____ **Square Feet** at _____ **Floor** in **“GRAND COURTYARD”** of as permissible under the applicable law together with Right to Park one car measuring 120 Square Feet in the Ground Floor, 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 Part II of Schedule A and the floor plan of the apartment is annexed hereto and marked as 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 Promoter 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/Promoter 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 GRAND COURTYARD	Rate of Apartment per Square Feet
Apartment/Flat/Unit No. _____	
Type _____	
Floor _____	
GST @ %	
TOTAL PRICE	

*Provide break up of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

Explanation:

(i) The Total Price above includes the booking amount paid by the Allottee/s to the Vendor/Promoter towards the Apartment;

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Vendor/Promoter 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 Promoter) 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/Promoter shall be increased/reduced based on such change / modification;

(iii) The Vendor/Promoter 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/Promoter 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 and Right to Park one car 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/Promoter 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/Promoter 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/Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee/s by discounting such early payments @ 4 (four) % 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/Promoter.

It is agreed that the Vendor/Promoter 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, plot or building, as the case may be, without the previous written consent of the Allottee/s. Provided that the Vendor/Promoter 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/Promoter 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 Promoter. If there is any reduction in the carpet area within the defined limit then Vendor/Promoter 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/Promoter 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/Promoter 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/Promoter 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/Promoter and the Allottee/s agrees that the Apartment along with right to park one car 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 "**GRAND COURTYARD**" 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/Promoter 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/Promoter 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/Promoter 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/Promoter 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/Promoter 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/Promoter abiding by the construction milestones, the Allottee/s shall make all payments, on demand by the Vendor/Promoter, 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 “OODLABARI INFRA PROJECTS LLP” 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/Promoter with such permission, approvals which would enable the Vendor/Promoter 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/Promoter accepts no responsibility in this regard. The Allottee/s shall keep the Vendor/Promoter 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/Promoter immediately and comply with necessary formalities if any under the applicable laws. The Vendor/Promoter 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/Promoter shall be issuing the payment receipts in favour of the Allottee/s only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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

5. TIME IS ESSENCE

Time is of essence for the Vendor/Promoter as well as the Allottee/s. The Vendor/Promoter 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/Promoter 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/Promoter. The Vendor/Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Vendor/Promoter 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 Siliguri Municipal Corporation 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/Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT

7.1 Schedule for possession of the said Apartment: The Vendor/Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on **December, 2026**, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, non-availability of materials, 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/Promoter 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/Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Vendor/Promoter shall refund to the Allottee/s the entire amount received by the Vendor/Promoter 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/Promoter and that the Vendor/Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession – The Promoter, 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/Promoter shall give possession of the Apartment to the Allottee/s. The Vendor/Promoter 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 Promoter. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter/association of Allottee/s, as the case may be. The Vendor/Promoter on its behalf shall offer the

possession to the Allottee/s in writing within 30 (thirty) 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/Promoter as per clause 7.2, the Allottee/s shall take possession of the Apartment from the Vendor/Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor/Promoter 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/Promoter 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/Promoter, the Vendor/Promoter 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/Promoter to the Allottee/s within 90 days of such cancellation.

7.6 Compensation

The Vendor/Promoter 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/Promoter 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/Promoter 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 90 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/Promoter 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/PROMOTER

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

- (i) The Vendor has absolute, clear and marketable title with respect to the said Land; the Promoter has 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/Promoter 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/Promoter 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/Promoter has the right to enter into this Agreement and have 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/Promoter have 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/Promoter confirms that the Vendor/Promoter 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/Promoter 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/Promoter have 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/Promoter 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/Promoter shall be considered under a condition of Default, in the following events:

(i) Vendor/Promoter 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/Promoter'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/Promoter under the conditions listed above, Allottee/s is entitled to the following:-

- (i) Stop making further payments to Vendor/Promoter as demanded by the Promoter. If the Allottee/s stops making payments, the Vendor/Promoter 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/Promoter 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/she shall be paid, by the Promoter, 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 02 (two) consecutive demands made by the Vendor/Promoter 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/Promoter 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/Promoter in this regard, the Vendor/Promoter shall cancel the allotment of the Apartment 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 thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT

The Vendor/Promoter, 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/Promoter 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/Promoter 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/Promoter 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.

[Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

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/Promoter as per the agreement for sale relating to such development is brought to the notice of the Vendor/Promoter 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 Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Vendor/Promoter'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/Promoter / maintenance agency /association of Allottee/s shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee/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 Basement and Service Areas: The service areas, if any, as located within the "GRAND COURTYARD", shall be earmarked for purposes of electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee/s shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of 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, 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 Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee/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, building 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/Promoter 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/Promoter 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 if approved by the competent authority (ies) or as provided in the Act.

19. VENDOR/PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Vendor/Promoter executes this Agreement they 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/Promoter 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/Promoter 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/Promoter does not create a binding obligation on the part of the Vendor/Promoter 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/Promoter. If the Allottee/s(s) fails to execute and deliver to the Vendor/Promoter 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/Promoter, then the Vendor/Promoter 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/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 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/Promoter 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/Promoter in the case of one Allottee/s shall not be construed to be a precedent and /or binding on the Vendor/Promoter to exercise such discretion in the case of other Allottee/s.

Failure on the part of the Vendor/Promoter 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) 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/Plots] 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/Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Vendor/Promoter and the Allottee/s, in Siliguri after the Agreement is duly executed by the Allottee/s and the Vendor/Promoter 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/Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Vendor/Promoter by Registered Post at their respective addresses specified below:

(ALLOTTEE/S)

(VENDOR / PROMOTER)

OODLABARI INFRA PROJECTS LLP

PBR Tower, First Floor, 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, Pin Code-734001, District Jalpaiguri, in the State of West Bengal.

It shall be the duty of the Allottee/s and the Vendor/Promoter 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/Promoter or the Allottee/s, as the case may be.

31. JOINT ALLOTTEE/S

That in case there are Joint Allottee/s all communications shall be sent by the Vendor/Promoter 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. The place of arbitration shall be Siliguri only.

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DRAFT SAMPLE

SCHEDULE "A"
PART I
(DESCRIPTION OF THE PROJECT LAND)

All that piece or parcel of **LAND MEASURING 0.60 ACRE OR 60 DECIMAL**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 5**, Recorded in **R.S. KHATIAN No. 291/21**, under **R.S. SHEET No. 4** corresponding to **L.R. PLOT No. 218**, Recorded in **L.R. KHATIAN No. 2686**, under **L.R. SHEET No. 4**, JL. No. 2, Pargana Baikunthapur, within the jurisdiction of **Ward No. 42** of Siliguri Municipal Corporation, bearing Holding No. VL/100/D/161, Thakur Panchanan Road, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The said land is bounded and butted as follows:-

By the North ... Dosti Enclave,
 By the South ... Land of M.P. Agarwal and Others,
 By the East ... About 40 feet wide Thakur Panchanan Road,
 By the West ... Land of Nirmala Convent School.

PART II
(DESCRIPTION OF THE APARTMENT/UNIT/FLAT)

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

PROJECT	"GRAND COURTYARD"
FLAT NO.	
FLOOR	
FLAT MEASURING CARPET AREA (BUILT UP AREA) (SUPER BUILT UP AREA)	SQUARE FEET SQUARE FEET SQUARE FEET

TOGETHER with Right to Park one Car measuring 120 Sq.Ft. in the Car Parking

marked and demarcated and **TOGETHER** with undivided proportionate share in the land on which the said building complex stands more particularly described in **Part I** of **Schedule-“A”** given herein above Together with right to use all the common facilities as mentioned in **Schedule “E”** hereinafter written.

SCHEDULE “B”
(FLOOR PLAN OF THE APARTMENT)

DRAFT SAMPLE

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

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

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

MILESTONE	PAYMENT SCHEME
On Booking	10% Of Total Consideration + GST
On Execution Of Agreement	10% Of Total Consideration + GST
On Completion Of Foundation	20% Of Total Consideration + GST
Roof Casting of the said Apartment	20% Of Total Consideration + GST
Brick Wall/Plaster Completion of the said Apartment	15% Of Total Consideration + GST
Tiles/Putty Completion of the said Apartment	15% Of Total Consideration + GST
On Offer Of Possession of the said Apartment	10% 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/Promoter 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/Promoter 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/Promoter 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 **“OODLABARI INFRA PROJECTS LLP”**.

4. For the purpose of remitting funds by the Allottee/s, the following are the particulars of the beneficiary:

Beneficiary's Name :
Beneficiary's Account No. :
Bank Name :
Branch Name :
IFSC Code :

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 Promoter through an account payee cheque/demand draft drawn in favour of **“OODLABARI INFRA PROJECTS LLP”**.

6. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, then the same shall be treated as default under this agreement and the Vendor/Promoter may at its option be entitled to exercise the recourse available thereunder. Further, the Vendor/Promoter may, at its sole discretion, without prejudice to its other rights, charge a payment

dishonor charge of Rs. 500/- (Rupees five hundred only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.1000/- (Rupees one thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s)/RTGS/NEFT only.

7. Further, at the express request of the Allottee/s, the Vendor/Promoter may at its sole discretion offer a rebate to the Allottee/s in case the Allottee/s desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Allottee/s complying with all its obligations under this Agreement including timely payment of the installments. The Allottee/s further understands and agrees that the Vendor/Promoter shall have the right to accept or reject such early payments on such terms and conditions as the Vendor/Promoter may deem fit and proper. The early payments received from the Allottee/s under this Clause shall be adjusted against the future milestone payment due and payable by the Allottee/s.

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IN WITNESSES WHEREOF all the Allottee/s and the Authorized Signatory of the Vendor/Promoter 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.

ALLOTTEE/S

2.

VENDOR / PROMOTER

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

ADVOCATE