

: 2 :

One Residential Flat measuring Sq.ft. (Rera Carpet Area), sq ft (Super-built up area) in the Floor in Block No. _____ ("Building) along with One Parking Space measuring _____ Sq.ft. in the Ground Floor of the building and the said project shall be known as "**URBAN PALMS**" (**PHASE – II**) with a proportionate undivided share in the land on which the same stands.

MOUZA : DABGRAM

J.L. NO. : 02

R.S KHATIAN NOS. : 313/2, 187/1, 188, 313/3, 635/2, 187, 845/1,
845/3, 845/5, 845/7 and 845/9,

R.S PLOT NOS. : 112, 114, 112/343, 112/348, 113/349, 114/175,
114/353, 114/193, 114/194, 114/351 and 193

R.S SHEET NO. : 05

P.S. : BHAKTINAGAR

DISTRICT : JALPAIGURI

CONSIDERATION : Rs...../-

WITHIN SILIGURI MUNICIPAL CORPORATION AREA

THIS DEED OF SALE IS MADE ON THIS THE _____ DAY OF _____ 2023

B E T W E E N

: 3 :

SRI, son of Sri, Hindu by Religion, Indian by Nationality, by Occupation, Resident of, P.O., P.S., District - hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, executors, successors, administrators, representatives and assigns) of the "**FIRST PART**". (PAN:)

AND

R.P. WAREHOUSE & TEA INDUSTRIES LIMITED (PAN:- AABCR1871Q), a Public Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No. U51217WB1980PLC033184 dated 15.12.1980, having its Registered office at 3rd Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, in the District of Jalpaiguri, represented by its Authorized Signatory, **SRI ANIL KUMAR AGARWAL**, Son of Late Masani Lal Agarwal, (**Aadhar No. 7626 6754 1915**), Hindu by Religion, Indian by Nationality, Business by Occupation Residing at Church Road, Siliguri, P.O. & P.S. Siliguri, District - Darjeeling, in the State of West Bengal --- hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context its partners, successors, representative, administrators, executors and assigns) of the "**SECOND PART**".

A. WHEREAS the abovenamed Vendor **R. P. WAREHOUSE & TEA INDUSTRIES LIMITED** had purchased land measuring 4 Kathas 12 Chattaks 32 Sq.ft. from Majore Harak Singh Rai, Son of Late Buman Rai, by virtue of a Registered Deed of Conveyance, being Document No. I - 681 for the year of 1999 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

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AND WHEREAS the abovenamed Vendor had also purchased land measuring 3 Bighas or 1.00 Acre from Rameswar Prasad Plantation & Engineering Industries Limited, by virtue of a Registered Deed of Conveyance, being Document No. I - 1602 for the year of 2005 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, in the District of Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 48 Katha or 79.2 Decimal from Sri Bijay Kumar Agarwal and Another, by virtue of a Registered Deed of Conveyance, being Document No. I - 1604 for the year of 2006 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 149 Decimals, from Dhruvatosh Chowdhury, Son of Late Ashutosh Chowdhury, by virtue of Two (2) Separate Registered Deeds of Conveyance, being Document No. (i) I - 1806, for the year of 1983 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District of Jalpaiguri and (ii) I - 6049 for the year of 1983 and the same were registered in the office of the District Sub-Registrar Jalpaiguri in the District of Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 116 Decimals from Bhabatosh Choudhuri, Son of Late Asutosh Choudhuri, by virtue Registered Deed of Conveyance, being Document No. I - 6048 for the year of 1983 and the same were registered in the office of the Additional District Sub-Registrar Rajganj in the District of Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 33 Decimals from Sri Rajani Kanta Roy, Son of Late Dhan Singh Das @ Dhan Singh Roy, by virtue of a Registered Deed of Conveyance, being Document No. I - 6047 for the year of 1983 and the same was registered in the office of the District Sub-Registrar Jalpaiguri.

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AND WHEREAS the abovenamed Vendor had also purchased land measuring 100 Decimals from Sri Jaban Singh Roy, Son of Late Khapre Singh Roy, by virtue of two separate Registered Deeds of Conveyance, being Document No. I- 3542 for the year of 1983 and the same was registered in the office of the Additional District Sub-Registrar, Rajganj Jalpaiguri and I- 3543 for the year of 1983 was registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 33 Decimals from Bhabatosh Choudhury, Son of Late Asutosh Choudhury, by virtue of a Registered Deed of Conveyance, being Document No. I - 1807 for the year of 1989 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 28.05 Decimals from Usha Agarwal & Others, by virtue of a Registered Deed of Conveyance, being document No. I- 2089 for the year of 2007 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 5 Katha or 8.25 Decimal from Tewari Tea Corporation, a Proprietorship Concern, by virtue of a Registered Deed of Conveyance, being Document No. I- 2205 for the year of 2008 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 6.21 Decimal or 3 Katha 12 Chattaks 16 Sq.ft. from Smt. Swapna Nayak & Others, by virtue of a Registered Deed of Conveyance, being Document No. I-2528 for the year of 2008 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

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AND WHEREAS the abovenamed Vendor had also purchased land measuring 19.5 Katha or 32.175 Decimals from Manish Somani, Son of Sri Vijay Kumar Somani, by virtue of a Registered Deed of Conveyance, being Document No. I - 5039 for the year of 2006 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District - Jalpaiguri.

AND WHEREAS the abovenamed Vendor (erstwhile known as **M/S RAMESWAR PRASAD PLANTATION AND ENGINEERING INDUSTRIES LIMITED** and consequent to its name change as **R. P. WAREHOUSE & TEA INDUSTRIES LIMITED**, vide **High Court Order in Company Petition No. 173 of 1982 connected with Company Application No. 206 of 1981** had also purchased land measuring 2.32 Acre or 232 Decimals from Sri Phalguni Banerjee & Another by virtue of a Registered Deed of Conveyance, being Document No. I- 6189 for the year of 1976 and the same was registered in the office of the Additional District Sub-Registrar Jalpaiguri, District of Jalpaiguri.

AND WHEREAS the abovenamed Vendor had also purchased land measuring 1 Katha 5 Chhatak 15 Sq.ft. or 2.2 Decimals from Smt Biva Jaiswal, Wife of Late Rajendra Prasad Jaiswal, by virtue of a Registered Deed of Conveyance, being Document No. I- 5134 for the year of 2019 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, District - Jalpaiguri.

AND WHEREAS in the manner aforesaid the above named Vendor, **R.P.WAREHOUSE & TEA INDUSTRIES LIMITED** became the owner of total land measuring 927.005 Decimals having permanent, heritable and transferable right, title, and interest therein and the said land is fully described in Schedule -A below.

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

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

AND WHEREAS the Vendor have now firmly and finally decided to sell and have offered for sale to the purchaser/s a flat measuring about sq.ft. (Rera carpet Area) at Floor together with One Parking Space measuring _____ Sq.ft. in the Ground Floor of the building more particularly described in the Schedule-B given herein below, for a valuable consideration of Rs./-(Rupees).

AND WHEREAS the Purchaser/s being in need of a flat and Parking in ownership in the locality where the aforesaid building under construction is situated and after inspecting the documents of title of Vendor to the said land, site plan, sanctioned building plan, standard of workman ship in construction, quality of materials used etc. as well as the construction of the said building and considering the price so offered by the Vendor as fair, reasonable and highest have agreed to purchase from the Vendor, the said flat and parking more particularly described in the Schedule - B given hereinunder with undivided common share or interest in the stairs, roof, open space, toilet, well, over head tanks and other fittings and fixtures and other common parts, services of the building, free from all encumbrances, charges, liens, lispences, attachments, mortgages and all or any other liabilities whatsoever with sole, absolute, exclusive, transferable and irrevocable right, title and interest for the Schedule-B property for a valuable consideration of Rs./-(Rupees).

: 8 :

AND WHEREAS an Agreement of Sale dated :- was executed between the Purchaser/s and Vendor in respect of the Schedule 'B' Property, being Document No. I - for the year and the same was registered in the Office of the, District

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

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

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

2. That the Purchaser/s has/have examined and inspected the Documents of title of the Vendor Site Plan, Building Plan, Foundation Plan, Structural details of beams and slabs, Typical Floor Plan, Front Elevation, Rear Elevation/Sectional Elevation details of staircase as well as the COMMON PORTIONS & AREAS and COMMON PROVISIONS & UTILITIES and have also seen and inspected the construction work of the BUILDING to the extent constructed as on the date of execution of these presents and have satisfied himself/herself/themselves about the standard of construction thereof including that of the Schedule-B property purchased by the purchaser/s and shall have no claim whatsoever upon the Vendor as to construction plan, quality of materials used

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or standard of workmanship in the construction thereof including foundation of the BUILDING and/or development, installation, erection and construction of the COMMON PROVISIONS & UTILITIES.

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

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

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

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

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

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

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

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

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

12. That the Purchaser/s shall keep the area neat and clean and in proper condition and shall not use the same for any illegal purpose or in a manner which may cause annoyance to the other occupiers/occupants of the said building.

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

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

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

16. That the upkeep and maintenance of the COMMON PORTIONS & AREAS as well as the COMMOM PROVISIONS & UTILITIES shall be looked after by the Apartment owners Association by framing a proper memorandum of Association together with the Rules & Regulations thereof by their mutual consent subject to law in force for the time being regulating the ownership residential apartments.

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

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

: 12 :

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

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

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

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

22. The Purchaser/s shall have right to park one medium sized car in the parking space allotted to them by the Vendors.

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23. That the Purchaser/s shall have no objection if the other owners/occupants of the flat in another block in the said complex uses the parking facility in the block in which the purchaser/s of these present has/have purchased the Schedule-B property, provided the said facility has been allotted/sold by the Vendor.

24. That the Purchaser shall be entitled to enjoy the Amenities which were completed in Phase I and shall also be entitled to enjoy the Amenities completed in Phase II.

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

SCHEDULE 'A'

(DESCRIPTION OF THE LAND ON WHICH BUILDING STANDS)

All that piece or parcel of the land measuring 927.005 Decimal appertaining to and forming part of R.S. Plot Nos. 112, 114, 112/343, 112/348, 113/349, 114/175, 114/353, 114/193, 114/194, 114/351 and 193, Recorded in R.S. Khatian Nos. 313/2, 187/1, 188, 313/3, 635/2, 187, 187/1, 845/1, 845/3, 845/5, 845/7 and 845/9, situated at **Sevoke Road (Road Zone:- Orbit Mall to Salugara Bazar)**, Mouza - Dabgram, R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, J.L. No. 02, Pargana Baikunthapur, within the limits of Ward No. 42 of Siliguri Municipal Corporation, P.S. Bhaktinagar, District Jalpaiguri.

The said land is bound and butted as follows:

- By North : Land of Sushil Agarwal and the NSML Road,
By South : Land of Sampat Agarwal and Land & Building of Sabita Mundhra,
By East : Land & Building of Nirvana Homes,
By West : Sevoke Road,

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SCHEDULE – B

All that Residential Flat, being Flat No. _____, on the _____ Floor, having RERA carpet area measuring _____ square feet, Super built-up area measuring _____ square feet, in Block-_____ and One Parking Space area measuring _____ square feet in the Ground Floor of the building named "URBAN PALMS" (PHASE – II) together with proportionate undivided share in the Schedule 'A' land on which the building stands.

SCHEDULE - `C'

(COMMON EXPENSES)

1. All expenses for maintenance, operating, replacing, repairing, renovating, white washing, painting and repainting of the common portions and the common areas in the building including the outer walls of the building.
2. All expenses for running and operating all machinery, lift, equipments and installations, comprised in the common portions including water pumps, generator including the cost of repairing renovating and replacing the same.
3. The salaries, bonus and other emoluments and benefits of and all other expenses on the persons employed or to be employed for the common purposes such as manager, caretaker, supervisor, accountant, security guard, sweepers, plumbers, electricians and other maintenance staffs.
4. Cost of insurance premium for insuring the building and/or the common portions.
5. All charges and deposits for supplies of common utilities to the co-owners in common.
6. Municipal tax, water tax, and other levies in respect of the premises and the building (save those separately assessed in respect of any unit or on the purchaser).

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7. Costs of formation and operation of the service organization including the Office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installations for the common services and lighting the common portions including system loss for providing electricity to each unit.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All other expenses and/or outgoings as are incurred by the Vendor and/or the service organisation for the common purposes.

SCHEDULE – ‘D’
(COMMON PROVISIONS AND UTILITIES)

1. Grand Lawn
2. Shaded Seating Cove
3. Yoga and Meditation Lawn
4. Meditation Seating Pod
5. Forest Seating Pod
6. Acupressure Garden
7. Kids Play Lawn
8. Parents Sitting Area
9. Sand Pit Area

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10. Adda Corner
11. Cafe Deck
12. Café Lawn
13. Entry to the Landscaped Garden
14. Amphitheatre
15. Banquet Lawn with Barbeque Counter
16. Urban Forest (Miyawaki)
17. Outdoor Fitness Station
18. Senior Citizen's Corner
19. Walkway
20. Look – out Deck
21. Planter with Pergola
22. Deck with Ledge Seat
23. Planters
24. Badminton Play Court
25. Tennis Play Court
26. Fitness Pocket

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27. Contemplation Pocket

28. Play Court Plaza

29. Double Height Entrance Lobby

30. Double Height Community Hall

31. Café

32. Games Room

33. Hobby Room

34. Toddlers Room

35. AV Room

36. Multipurpose Court

37. Multipurpose Room

38. Gymnasium

39. Swimming Pool with Deck

40. Kids Pool

41. Changing Room

42. Such other common parts, areas and equipments, installations, fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the unit in common and such other common facilities as may be prescribed from time to time.

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

WITNESSES: -

1.

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

VENDOR

2.

Drafted, readover and explained by me and printed in my office.

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