

SRI ANUANAND CONSTRUCTION PVT. LTD.
Managing Director

(Agreement for Sale-Flat)

THIS AGREEMENT FOR SALE IS EXECUTED ON

THIS.....DATE ....
OF CHRISTIAN ERA.

Sig. of Executant First

SRI ANUANAND CONSTRUCTION PVT. LTD.
Managing Director

BETWEEN

Amit Kumar, S/o Late Surendra Kishore Sinha, R/o A/28, Mitra Mandal Colony, Saket Vihar, Anishabad, Patna - 800002, under **Power of Attorney** by **Mr. Bimal Kumar**, M.D, Sri Anuanand Construction Pvt. Ltd, to , Token no.7047/2015, Serial no.7008, Deed no.67, dated- 29/06/2015 in Book no.4, Volume no.3, Pages -29 to 36, in C.D no.1/2015, registered in Danapur. **M/S SRI ANUANAND CONSTRUCTION PVT.Ltd.** A firm registered under Company Act. 1956 bearing its Registration No.**U45203BR 2009PTC014563** having registered office at Kumar Tower, First floor, Boring Road, District – Patna – 800001 BIHAR, represented through its Managing Director namely **Sri Bimal Kumar**, S/o Late Anand Kishor Srivastava, resident of Mitra Mandal Colony, P.S-Gardanibagh, P.O-Anisabad, District –Patna-800002, hereinafter called the **Builder/ Developer /VENDOR,**(which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the **FIRST PART.**

PAN NO. AAPCS1018J

Mobile:-

AND

....., S/o ....., address- ....., at Present Purchasing **Flat No....., ..th Floor, (....–B.H.K), Block '...' "....."** Vijay Singh Yadav Path, Mauza - Mustafapur, Sub Division-Danapur, District- Patna, hereinafter called the intending PURCHASER/ VENDEE/SECOND PARTY of the **SECOND PART.**

PAN NO.

Mobile:-

WHEREAS in this agreement called the Agreement for Sale unless it be contrary to the context, the following words shall have the Following meanings:-

-A) "SCHEDULE LAND" Shall means all that the piece or parcel of the land described in the schedule -A hereunder written and include any new building or buildings and /or the additional story or strories for the time being.

B) "FLAT" as Described in Schedule-B

C) "COMMON PART" as described in the schedule -C.

D) "COMMONEASEMENT" in relation to any Flat means the easement, quasi-easements, rights, privileges and appurtenances

Signature of Executant Second

Signature of Executant First

SRI ANUANAND CONSTRUCTION PVT. LTD

Managing Director

16. That this agreement shall be supplemental to the development agreement made between the said owners and the Builder and in case of any inconsistency, the provision herein contained shall prevail over those in the development agreement in so far the right and objection between the intending purchasers and the Builder.
17. That upon possession of the said flat being delivered to the Purchaser, the purchaser shall be entitled to use and occupation of the said flat.
18. That the fixtures, fittings and amenities to be provided in the said building and in the said flat and the material to be used in the construction of the said building as those as set out in the schedule hereunder written and the purchaser has satisfied himself about the design of said building.
19. That in addition to the consideration money the service tax as imposed by the Govt. shall be paid by the purchaser/vendee to the vendor/builder without fail.
20. That court of Patna will alone have this jurisdiction in all legal matter arising out of or concerning this transaction.

SCHDULE-A

All that piece and parcel of land situated and lying under Cadastral survey Plot No. 160, 161, 162, 166, 168, 169, 170, 171, 172, 173, 177, 179, 180, 181, 182, 184, 185 & 186, Khata No.165, 169, 170, 171, 190, 193, 198, 239, 240, 242, Thana No.36, Tauzi No.5276, Mauza - Mustaffapur, P.S- Khagaul, in the town and District of Patna and bounded as follows:–

BOUNDARY OF THE ENTIRE LAND

North	:-	Plot No.177
South	:-	Main Road
East	:-	Plot No. 189
West	:-	Part Plot No.167

Note: - Govt, value is mentioned at Code No.157 & Zone -2, of M.V.R.1700.

SCHEDULE - B

(a) **Flat no....., (...-BHK), on the ...·· Floor, Block- "...", having Super built-up area .....** Sq.ft (approx) in the proposed multi storied residential complex called **"......"** along with undivided proportionate share of land, flat is bounded as follows: -

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Managing Director

BOUNDARY OF THE FLAT NO....., BLOCK - "..."

North :-
South :-
East :-
West :-

(b) One covered Car parking Space which is not the part of common area shall be used for parking of cars etc. as per allotment made by the Builder.

SCHEDULE – C

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common area and facilities including white washing, painting, and decoration the exterior portion of the said building, the boundary walls entrance, staircase, landings, gutters, rain water pipes motor pumps, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements under the building enjoyed or used in common by the owners, intending Purchasers, Co-Purchasers or other occupiers thereto.
2. The Cost of cleaning maintenance and lighting the main entrance passage, landing staircase and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of managers, clerks Bill collector, chowkidars, plumbers, electrician, sweepers etc if any
4. Municipal taxes and other taxes and other outgoing etc.
5. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
6. All electrical charges payable in common for the common portion of the said building.

SCHEDULE – D

Total consideration of the aforesaid **Flat No....., (2-B.H.K)** on ...th **Floor, Block- "..."** measuring is **Super Built-up area 1100 Sq.ft**, in **".....", Rs...../- (Rupees .....Lakhs ..... Thousand) only**. at the time of Booking **Rs...../- (in word rupees ..... Lakh) Only.**

DETAILS OF THE PAYMENT RECEIVED

Cheque No.	Date of Payment	Amount	branch
.....	..../.../....	Rs...../-	.....

Total Rs...../-

(In word Rupees ..... Lakh) Only

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		Accessories of ANCHOR/ CONA /Great White Adequate lighting power point in Master bed room only provision of A.C. Point in both bedroom and Drawing room.
10. TV/Tel. Plug Point	:	One T.V. Point and telephone plug provided in drawing room and master bedroom.
11. Washing M. Point	:	Washing machine point with water inlet and outlet provided point with water inlet
12. Int. Wall finish	:	All internal walls shall be finished with P.O.P Punning.
13. Ext. wall finish	:	All external wall finished with I.C.I weather shield max.(100 % exterior Acrylic emulsion paint)
14. Parking flooring	:	chequared tiles
15. Waterproofing	:	Double coat of water proofing treatment for all toilets.
16. Note	:	Heat proof work on top floor, roof, lift and generator, intercom will be provided by vendor.

IN WITNESS WHEREOF the Developer /First party and purchaser/ Second Party have set their hand to this deed of agreement of sale with their free will and sound in the presence of the following witness:-

Witness :

1.

Signature of First Party

SRI ANUANAND CONSTRUCTION PVT. LTD

Managing Director

Mr. Bimal Kumar

PAN NO.

2.

Signature of the Second Party

.....

PAN NO.

Signature of Executant Second

Signature of Executant First

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