AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at PATNA on this.....day of XXXXX 20XX

Pushp Bharti Developers Pvt. Ltd. having its registered office – Bajrangpuri, Sahid Bhagat Singh Path Road No:-3, Guljarbag, Patna – 800007,Registration No- **U45200BR2015PTC023711** through Director **Sri Chanchal Kumar** Son of **Sri Rabindra Singh**, Resident of Mohalla-Bajrangpuri, Sahid Bhagat Singh Path Road No-3, P.O.- Guljarbag, P.S.- Alamganj, District- Patna hereinafter called the **First Party Builder/Seller.** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, legal representatives, executors, administrators, nominees and assigns.) Mob. No.- 7070199501

AND

Name & Address:- xxxxxxxxxxxxxxxxxxxxxx, hereinafter called the **Second Party/Purchaser**. (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, successors, legal representatives, executors, administrators, nominees and assigns.)

Mob.- XXXXXXXXXX, PAN No.-XXXXXXXX.

1. **Nature of Deed** :- Deed of Agreement for sale for the period of 3 (Three) Years.
2. **Consideration Money** :- Rs. XXXXX/- (Rs. XXXXXXXXXXX only) being the cost of the flat with one reserve car parking space. Earnest Money Rs. XXXX/- (Rs. XXXXXX only).
3. **Description of the Properties to be sold** :- **Flat No. – B201 Block-'B'**, on Second Floor having, Three Bed Rooms, Two Toilets, Kitchen, one Drawing cum Dining Space and Three Balcony with one Reserve Car Parking (No- XXX) space on the Ground Floor of the **"SRI RAM KRISHNA APPARTMENT"** situated at Mauza Keshowpur Digha, Survey Thana and

Pargana – Phulwari-Sharif, At Present P.S. – Digha, Survey Thana No.01, Thana Code No. 15, Ward No - ....., Tauzi No. – 17C/808, Khata No. 2044 Survey Plot No. – 1634 & 1643 sub and Sadar Registry office and District – Patna Super Built up area XXXX Sq.Ft. Carpet Area – xxxx Sq.Ft.

Boundary of Flat No. XXXX

South :- XXXXX

North :- XXXXXX

East :- XXXXXX

West :- XXXX

SCHEDULE – A

Total land of **"SRI RAM KRISHNA APPARTMENT" 35386 Sq. Ft.** Constructed over the land situated at Mauza Keshowpur Digha, Survey Thana and Pargana – Phulwari-Sharif, At Present P.S. – Digha, Survey Thana No.01, Thana Code No. 15, Ward No - ....., Tauzi No. – 17C/808, Khata No. 2044 Survey Plot No. – 1634 & 1643 sub and Sadar Registry office and District – Patna. **"SRI RAM KRISHNA APPARTMENT"** and the same is bounded as follows :-

Boundary of the "SRI RAM KRISHNA APPARTMENT"

South :- Mahendrapuram Appartment

North :- Keshwarpur Mohhala

East :- Branch Road

West :- Branch Road

All That piece and parcel of the land of **"SRI RAM KRISHANA APARTMENT"** Block - A, B and other Blocks, which is owned by following land owner's:

1. Patna Polsan Pvt. Ltd. Registered Office- Polsan Model Dairy, Digha Ghat, P.S.- Digha, District- Patna, Through Managing Director Sri Prabhat Chandra S/o Sri Krishan Kumar Yadav, Resident of Polsan Model Dairy, Digha Ghat, P.S.- Digha, District- Patna (Bihar) absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 10.96 Kahta 34.25 dismal and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. - Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1643 and 1634 and Zamabandi No.- 11516, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

2.Sri Abhay Kumar S/0 Sri Ramudddhaishya Prasad, the above INDIAN Citizen resident of Village Kawalpur, P.O. & P.S. - Turkooliya, District – East Champaran (Bihar), absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.67 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15360, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

3. Sri Ajay Kumar S/0 Sri Chhotalal Prasad the above Citizen Recident of Village – Kalibag Joora Inar, P.S. – Betiya, District – West Champaran (Bihar), absolutely

seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.67 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. - Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15761, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

4. **Smt. Savitri Devi, W/o Sri Mahendra Maharaj** the above INDIAN Citizen resident of Village - Dasaut, P.S. - Hathauri, District – Samastipur (Bihar), absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1423.44 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15264, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

5. **Dr. Shivkant Kumar S/0 Sri Hiralal Prasad Sah** the above INDIAN Citizen resident of Village – Anand Nagar, Betiya, P.S. - Betiya, District - West Champaran (Bihar), absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1376 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot

No. –1634 and Zamabandi No.- 15898, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

6. **Smt. Sandhya Barnwal W/0 Sri Purushottam Barnwal**

the above INDIAN Citizen resident of Village **(6)**

& P.O. - & P.S. - Sono, District – Jamui, At Present Address- Q.No. C 28/84, Urja Nagar Colony, P.O. & P.S.- Mahagama, District- Godda (Jharkhand), absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1376 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 10321/1, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

7. **Smt. Manju Kumari W/0 Sri Dilip Kumar Singh** the above INDIAN Citizen resident of Village - Aura, P.O. - Shankarpur, P.S. - Rosara, District — Samastipur, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1376 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. - Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15789, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

8. **Sri Chandrahas Singh S/0 Late Bechan Singh** the above INDIAN Citizen resident of Village - Jalilpur, P.O. - Sonpa, P.S. - Rajpur, District - Buxar, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.44 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 19615, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

9. **Smt. Seema Gupat W/o Sri Pradip Kumar Arya** the above INDIAN Citizen resident of Village – Gajadhar Ganj, P.S. - & District - Buxar, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1909 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 17367, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

10. **Smt. Subhawati Devi W/0 Sri Balram Pandey** the above INDIAN Citizen resident of Village & P.O. – Raysabli, P.S. – Katayan, District – Gopalganj, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.67 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044,

Survey Plot No. –1634 and Zamabandi No.- 15826, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

11. **Sri Hareram Chaudhary, S/o Late Ram Sharan Chaudhary** the above INDIAN Ctizen resident of village - Baluwara, P.O. - Ninga, P.S. - Barauni, District - Begusarai, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1383.68 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 19283, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

12. **Smt. Mira Chaudhary W/0 Sri Sanjiv Kumar Chaudhary** the above INDIAN Citizen resident of Mohalla- Ruhailganj, Kaidrabad, P.S. – Lalitnarayan Mithila University Darbhanga, District - Darbhanga, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1407.66 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. - Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 10990, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

13.(i) **Sri Rameshchandra Tiwari, S/o Sri Baidhnath Tiwari, (ii) Smt. Indu Tiwari, W/o- Sri Rameshchandra Tiwari,** the above INDIAN Ctizen Both resident of village & P.O. & P.S. – Koran Saray,

District - Buxar, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1799 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 22469, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

14. **Smt. Miha Sinha, W/o Sri Ajay Kumar** the above INDIAN Ctizen resident of Mohalla – Ashok Nagar, Road No.-1B, P.O. & P.S. - Kankarbag, District – Patna-20, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.67 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15788, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

15. **Sri Anil Kumar Barnawal, S/o Late Manmohan Prasad Barnawal,** the above INDIAN Ctizen resident of village - Kalibag, P.O. & P.S. - Betiya, District – West Champaran, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1362.67 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15362, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within

the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

16. **Sri Pradip Barnwal, S/o Late Manmohan Prasad Barnwal** the above INDIAN Ctizen resident of village - Kalibag, P.O. & P.S. - Betiya, District – West Champaran, Law full Attorney of her mother Draupdi Devi W/o- Late Manmohan Prasad Barnwal, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1525.60 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 10320/1 and Area 1463.70 Sq.ft. and Zamabani NO.- 15361, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

17. **i. Sri Brajesh Kumar, S/o Sri Ram Naresh Maharaj and ii. Sapna Kumari W/o- Sri Akhilesh Kumar,** the above INDIAN Ctizen Both resident of village + P.o.- Dharharwa, P.S. - Parihar, District – Sitamadhi, absolutely seized and peacefully possessed of otherwise well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1539.47 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. - Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15920, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

18. **Smt. Jaya Kumari, W/o Sri Rajendra Prasad Singh,** the above INDIAN Ctizen resident of village - Bandiha, P.O.- Rani Parti, P.S. - Rosra, District – Samastipur, absolutely seized and peacefully possessed of otherwise

well and sufficiently entitles to all that PIECE AND PARCEL OF LAND measuring area about 1376 Sq.ft. and annual rent of Rs.2.00/- payable to Circle office, Patna Sadar and situated at Mauza – Keshowpur Digha, Survey Thana and Pargana -Phulwari, At present PS. -Digha, Survey Thana No. - 01, Tauzi No.- 17C/808, Khata No. - 2044, Survey Plot No. –1634 and Zamabandi No.- 15790, District - Patna within the limits of Patna Municipal Corporation and P.R.D.A. and within the jurisdiction of Patna court and District and Registrar Patna Sadar more fully described in Schedule "A".

Recital

Where as the property fully described in Schedule "A" below of this deed is purchased property vide Registered Sale Deed No. - 8494, Book No. - 1, Volume No. - 60, Page No. - 31 to 45 and registered in the office of Registrar Sadar Patna in dated 31-11-1981 an area 4 katha 10 dhur and Second Sale Deed No.8494 ----------, dated 31-11-1981 , measuring an area 6.46 Katha. and Land Owner No.- 2 **(Sri Abhay Kumar)** purchased property wide Registered deed No. 2320 Book No. - 1, Volume No. - 186, Page No. -172 to181 and dated 15.03.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 3 **(Sri Ajay Kumar)** purchased property wide Registered deed No. 7967 Book No. - 1, Volume No. - 30, Page No. -45 to54 and dated 27.07.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 4 **(Smt. Savitri Devi)** purchased property wide Registered deed No. 1866 Book No. - 1, Volume No. - 143, Page No. -170 to182 and dated 05.02.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 5 **(Sri Shivakant Kumar)** purchased property wide Registered deed No. 25973 Book No. - 1, Volume No. - 398, Page No. -441 to450 and dated 23.11.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 6 **(Smt. Sandhya Barnawal)** purchased property wide Registered deed No. 19323 Book No. - 1, Volume No. - 271, Page No. –

517 to526 and dated 02.08.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 7 **(Smt. Manju Kumari)** purchased property wide Registered deed No. 7969 Book No. - 1, Volume No. - 30, Page No. -68 to77 and dated 27-04-2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 8 **(Sri Chandrahas Singh)** purchased property wide Registered deed No. 17979 Book No. - 1, Volume No. - 298, Page No. -353 to 361 and dated 01.11.2008, and registered in the office of Régistrar sadar Patna and Land Owner No – 9 **(Smt. Seema Gupta)** purchased property wide Registered deed No. 15269 Book No. - 1, Volume No. - 254, Page No. -47 to54 and dated 30.08.2008, and registered in the office of Régistrar sadar Patna and Land Owner No – 10 **(Smt. Shubhawati Devi)** purchased property wide Registered deed No. 21956 Book No. - 1, Volume No. - 323, Page No. - 438 to 447 and dated 11.09.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 11 **(Sri Hareram Chaudhary)** purchased property wide Registered deed No. 17980 Book No. - 1, Volume No. - 298, Page No. - 362 to 370 and dated 01.11.2008, and registered in the office of Régistrar sadar Patna and Land Owner No – 12 **(Smt. Meera Chaudhary)** purchased property wide Registered deed No. 9790 Book No. - 1, Volume No. - 160, Page No. -204 to211 and dated 30.05.2009, and registered in the office of Régistrar sadar Patna and Land Owner No – 13 **(Sri Ramesh Chandra Tiwari & Smt. Indu Tiwari)** purchased property wide Registered deed No. 6473 Book No. - 1, Volume No. - 3, Page No. -246 to255 and dated 05.04.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 14 **(Smt. Meena Sinha)** purchased property wide Registered deed No. 6471 Book No. - 1, Volume No. - 3, Page No. -229 to238 and dated 05-.04.2007, and registered in the office of Régistrar sadar Patna and Land Owner No – 15 **(Sri Anil Kumar Barnawal & Sri Manmohan Prasad Barnawal)** purchased property wide Registered deed No. 4318 Book No. - 1, Volume No. - 186, Page No. - 148 to157 and dated 15.03.2007, and registered in the office of Régistrar sadar Patna and

Land Owner No – 16 **(Smt. Draupdi Devi)** purchased property wide Registered deed No. 13046 Book No. - 1, Volume No. - 299, Page No. -411 to419 and dated 07.11.2008, and registered in the office of Régistrar sadar Patna and area 1526.60 Sq.ft. and Second Sell Deed NO.- 4322 Book No. - 1, Volume No. - 186, Page No. -196 to205 and dated 15.03.2007, and registered in the office of Régistrar sadar Patna and area 1463.70 Sq.ft. and Land Owner No – 17 **(Sri Brajesh Kumar and Smt. Sapna Kumari)** purchased property wide Registered deed No. 15319 Book No. - 1, and dated 28.12.2006, and registered in the office of Régistrar sadar Patna and Land Owner NO.-18 **(Smt. Jaya Kumari)** purchased property wide Registered deed No. 21 Book No. - 1, Volume No. - 1, Page No. - 199 to 212 and dated 02.01.2007, and registered in the office of Régistrar sadar Patna and all above Vendors purchase from Patna Polsan Pvt. Ltd. Registered office Polsan Model Dairy Digha Ghat, P.S.- Digha, District- Patna through Managing Director Sri Krishna Kumar Yadav, Son Late Mahabir Yadav, resident of Polsan Model Dairy Digha Ghat, P.S.- Digha, District- Patna.

A Development Agreement Registered at District Registration Office Patna dated 07.12.2015 vide deed No.-10824, Volume-254, Page No.- 197 to 220, Book-1, C.D-39 measuring an area 23.85 Katha and Second Development Agreement Registered at District Registration Office Patna dated 28.12.2015 vide deed No.-11595, Volume-272, Page No.- 52 to 69, Book-1, C.D-42 measuring an area 4 Katha 12 Dhur 15 Dhurki

Whereas according to the contents of development Agreement and Partnership deed the vendor / Builder started construction apartment which will be constructed over the said land as per map plan sanctioned by Patna Municipal Corporation (P.R.D.A. dissolved) Vide Plan case No – **P/Digha/PRN/G+5/296/2016** dated 30.06.2017.

Whereas in terms of Development Agreement the Builder has started construction of Apartment over the said plot of land.

Whereas the vendee (Prospective Purchasers) whose name is mentioned in column no.2 approached the Vendor/ Builder and showed their willingness in purchase of a flat in the said apartment.

Whereas the Vendor have agreed to be a party to this agreement and have further agreed to execute the Sale Deed in favour of the vendee/purchaser and will present the same before the registration authority for its registration as per law.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

1. That the Vendor has agreed to sale the property fully maintained in above of this deed for price consideration as per mentioned above in consideration money column in **"SRI RAM KRISHANA APARTMENT"** along with the car parking space and the vendee has agreed to purchase the same for the said amount which is free from encumbrance, attachment court cases or any other defect in title.

2. That the price of the flat and car parking space is fixed with the consent of the parties will not be allotted in any circumstances after receipt of full consideration money by the builder he shall execute the deed conveyance of the said flat with proper conveyance for title peaceful enjoyment and further assurance in favour of vendee or his nominee.

3. That the entire expenses, cost of registration, court fee, stamp duty service tax G.S.T. tax and other taxes related to said flat will only be borne by the Purchasers in full and the Vendor will only liable to execute the sale deed in favour of purchaser and for its presentation before the registration authority at Patna for its registration as per law.

4. That in course of search and investigation of title of subject property is found to be defective and notice of acquisition, or requisition by the govt. or any other circumstances shall entitle to rescind. This agreement in which event the vendor shall refund the amount so received to the Vendee.

5. That after receiving the full consideration money by the Purchasers for the said flat deed of conveyance with proportionate share in land over which apartment is constructed will be executed by the Vendor and will present the same before registration authority at Patna for giving the purchasers a legal title in the flat and parking space. In witness whereas the parties have executed this deed of agreement for sale after going through the contents of deed and after full

Understanding its contents have signed over it in presence of witness.

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Installments fee Payment Plan

(1) At the time of Booking	xxxx%
(2) Within 45days of Booking	xxxx%
(3) At the time of Piling-Casting	xxxx%
(4) At the time of Ground Floor-Casting	xxxx%
(5) At the time of 1st Floor-Casting	xxxx%
(6) At the time of 2nd Floor-Casting	xxxx%
(7) At the time of 3rd Floor-Casting	xxxx%
(8) At the time of 4th Floor-Casting	xxxx%
(9) At the time of 5th Floor-Casting	xxxx%
(10)At the time of Final Position	xxxx%

WITNESS

1. Signature of the Vendor/Builder

PAN :- AAICP0412C

2. Signature of the Vendee

PAN:-

SPECIFICATION

ELEVATION	As per the present trend keep the mind of the aesthetics and tradition to make the building a symbol of class
FOUNDATION	RCC foundation
TREATMENT	Anti termite during various stage of construction
DOORS	Entrance door – Teak finish flushed door.
	Internal door – painted flushed door
WINDOWS	Sliding aluminum windows with glass panels.
FLOORS	Entrance lobby – kota / marble finish with combination of vitrified tiles.
	Floor loby and stairs – marble and vitrified
	tiles Flat interiors - marble slabs with
	mirror polish.
	External- 5"/5" & lnternal- 5"/5" brick wall with Plaster of Paris finish.
KITCHEN	Anti-skid ceramic tiles.
	Kitchen walls-ceramic tiles up to 2.5" and in washing area.
	Kitchen counter- black stone top with stainless steel sink.
TOILET	Hot and cold lines in shower and basin.
	White sanitary ware of reputed brand.
	Chrome plated fittings of reputed brand.
	Bathrooms- marble or anti-skid ceramic floor tiles.

	Bathroom walls- designer Ceramic tiles up to door height
ELECTRICALS	Concealed copper wiring with switches of reputed brand.
	Plug points in all switchboards.
	3 light points, 1 fan point and 1 A.C. point in all bedrooms.
	4 light and 2 fan points in living cum dining area.
	T.V. / telephone point in hall and 1 bedroom.
	Intercom system connection in the hall.
	15 amp power point, 2 light, aqua guard, refrigerator and exhaust fan point in-kitchen.
	2 lights, Geyser and exhaust fan point in toilet.
ELEVATOR	Two Elevator of reputed make in B Block.

NOTE- Any EXTRA Work beyond our specification should be charged extra as per market rate. Vendee is requested to inform Vendor for any extra work before one month to start up of that particular work.

The following works should be charged extra

A. False Ceiling

B. Teak door

C. Electric chimney

D. Bathroom ceramic tiles and Bathroom fittings of high quality.

Plaster of patta paris