BRIEF PARTICULAR OF THE AGREEMENT FOR SALE

Nature of Property	:	Commercial R.C.C. Structure
RERA Registration No.	:	**BRERA_____**
Mohalla /Village	:	Beur More, Chitkohra, Patna, Bihar
Type of Property	:	**Shop/Office No- _____**
Nos. of Floor	:	_____Floor
Name of Property	:	**Nutan Kohinoor Plaza**
Carpet Area	:	___ Sq. Ft.
Sale consideration	:	Rs. _____/-

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this ____day of _____, 202_,

By and Between

M/S NUTAN SURYA CONSTRUCTION (Reg. No. F000045/2021), a partnership firm under the Indian Partnership Act 1932 Rule 58(1), having its registered office at 8th floor, Nutan Plaza, Bandar Bagicha, P.S. Kotwali, Dist.- Patna – 800001 and Operational Office at Surya Signature Building, Beside Hira Sweets lane, West Boring canal Road, Patna 800 001 (**PAN-AAQFN2235E**), represented by one of the Partner Sri Tarun Kumar, S/o Late Jagdish Prasad Singh (Aadhar No.- 8205 2364 0340) resident of Nutan Tower, Kankarbagh, Patna hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns). District Registry Office, Patna. Mobile No. – **9334112572.**

AND

SRI _____Son of_____ Aadhar No.- ____ ____ ____) aged about __ Years, Resident of – Village _____ Post_____, PS- _____, Town & District- _____, Bihar-_____, (PAN – _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns). Mobile No- _____.

The Promoter and Allottee shall hereinafter collectively be referred to as the "Party" and individually as a "Party". DEFINITIONS:

For the purpose of this Agreement for Sale, unless the context otherwise requires-

(a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);

(b) "Appropriate Government" means the State Government

Nutan Surya Construction Patna

(c) "Rules" means the Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act,2017;

(d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2017;

(e) "Section" means a section of the Act.

WHEREAS, the principle land lord/owner namely:-

The land on which the proposed apartment acquired by great grandfather of the First part vide Registered deed of sale dated 26.02.1912 executed by Mr. Suar Sahu of Chhatu Sahu in favour of great grandfather of the first part namely Mohammad Moizuddin Ashraf Son of Molvi Hamid Ashraf and the same was registered at the office of the District Registrar, Patna bearing Book No. 1 Volume no.- II, page no. 235 to 237, deed no. 859/1912. Since the date of purchase he came as absolute owner over his purchased land.

1. **WHEREAS**, aforesaid Mohammad Moizuddin Ashraf had only one son namely Syed Azizuddin Ashraf who inheritated the ancestral propertied left by his father and said Syed Azizuddin Ashraf had five sons namely Syed Kamaluddin Ashraf, Syed Jamaluddin Ashraf, Syed Zeyauddin Ashraf, Syed Nooruddin Ashraf and Syed Qamruddin Ashraf. The Said Syed Azizuddin Ashraf had gifted the aforesaid property under gift deed solely to his son Syed Nooruddin Ashraf through Regd. Deed of Gift Dated 27.09.1973.

2. WHEREAS the aforesaid Syed Nooruddin Ashraf had also got some part land under agreement i.e. Plot No. – 331 through Khandani Batwara from his cousin brother namely Shahin Ashraff for which later on a Memorandum of partition was executed by them on 03.03.2011. He inherited the right of his grandfather's share of Late Syed Moinuddin Ashraff son of Late Moulvi Hamid Aashraf in this plot no. 331 part.

3. WHEREAS the said Late Syed Nooruddin Ashraf died on 04.08.2020 and before his death he got mutated his name with his wife Roshan Ashraf and two sons namely Syed Minhaj Ashraf and Syed Saba Asahraf with respect the land under agreement i.e. Survey Plot No.- 331 along with other plots in the State serista through circle officer, Phulwari Sharif vide Jamabandi no. 3376 and 2640/1 and as such after death of Syed Nooruddin Ashraf, the First part became its absolute owner and title holders and have coming peaceful possession over the same.

WHEREAS, the developer has entered into two different development agreements for the proposed project in the following manner-

Nuisa Surya Construction Patna

S.No.	With Whom	Decedent of	Area	Deed No.	Page	CD No.	Year
1	Syed Minhaj Ashraf Syed Saba Ashraf	Late Syed Nooruddin Ashraf	28581 Sq Ft	10949	214 to 235	39	22.10.2020
2	Syed Minhaj Ashraf Syed Saba Ashraf	Late Syed Nooruddin Ashraf	9527	1016	195 to 216	3	22.01.2021

WHEREAS, the developer have got 38108 sq. ft. on paper (As per Deeds) in actual / Physical measurement of land it was 38108 sq. ft. only hence PMC has sanctioned the MAP on actual possession i.e. 38108 sq. ft.

WHEREAS, the developer has acquired total land either under development agreement or under sale deed is about 38108 Sq Ft for the present project, commonly named as **Nutan Kohinoor Plaza**.

WHEREAS, after acquiring about 38108 Sq Ft as mentioned above the developer amalgamated the boundaries of all the land belonging to persons named Sl. No. 1 to 2 as in the table mentioned above with the consent of all the land owners with whom the developer had entered into the development agreements on different dates.

WHEREAS, when the persons at Sl. No. 1 to 2 of the above table agreed for construction of the project named as **Nutan Kohinoor Plaza** after amalgamating their respective land, they prepared a composite plan over the entire land measuring about 38108 sq.ft. After preparation of the plan it was sanctioned by the Patna Municipal Corporation on 19/02/2021.

WHEREAS, this **NUTAN KOHINOOR PLAZA** has got **1** (One) Commercial Block consisting of Shops and Office Spaces (B+LG+UG+8) more fully described in the schedule appearing in the foot of this indenture and hereinafter referred to as "the Land". ("Said Land") The Owners and the Promoter have entered into on Development Agreement on different dates as shown in table above, at the office of the Sub-Registrar;

The Said Land is earmarked for the purpose of building commercial project, consisting of Shops and Office Spaces (B+LG+UG+8), consisting of Parking.

A. Multistoried Apartment Buildings and the said project shall be known as **NUTAN KOHINOOR PLAZA**.

B. The Promoter is fully competent to enter into this agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

C. The **PATNA MUNICIPAL CORPORATION** has granted the Commencement certificate to develop the Project vide approval dated _____ bearing registration no. _____.

Nutan Surya Construction Patna

D. The Promoter has obtained the final layout plan, sanctioned plan, Specifications and approvals for the Project and also for the apartment, from **PATNA MUNICIPAL CORPORATION**. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

E. The Promoter has registered the Project under the provisions of the Act with the Bihar **Real Estate Regulatory Authority** at on under registration no. BRERA _____;

F. The allottee had applied for an shop/ office in the Project vide application no. .....dated _____ and has been allotted Shop/Office No. ____, having carpet area of ___ Sq. ft, Commercial R.C.C. Structure type, on _____ Floor similarly in "Nutan Kohinoor Plaza" as permissible under the applicable law and of pro rata share in the common areas ("Common Areas" as defined under clause (n) of section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);.

G. The Party have gone through all the terms and conditions set out in this agreement and understood the mutual rights and obligations detailed herein;

H. The Party hereby confirm he/she is signing this agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

I. The Party, relying on the confirmations 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;

J. 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 sale and the Allottee hereby agrees to purchase the unit (Shop/Office) specified in para F.

Nutan Surya Construction Patna

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the party agreed as follows:

1. TERMS

1. Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sale to the Allottee and the Allottee hereby agrees to purchase, the shop/office as specified in para F.

2. The Total Price for the shop/office based on the carpet area is Rs. _____/- (Rupees:- _____) Only + applicable GST, the breakup and description of which is are provided herein below:

NUTAN KOHINOOR PLAZA	Rate per square feet **@Rs. .....per sq.ft. of the carpet area.**
Type - Floor: - ____ Floor, Shop/Office No. _____	
Carpet area of shop/office.....sft.	**Without any Car Parking Space**
Total price (in rupees)	

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the shop/office.

(ii) The Total Price above includes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) up to the date of handing over the possession of the unit to the allottee and the project to the association of allottees or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification:

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the

Nutan Sukh Construction Patna

said project by the Authority, as per the Act, the same shall not be charged from the allottee;

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee 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 shop/office includes recovery of price of land, construction of not only Shop/Office but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Building namely Nutan Kohinoor Plaza , escalator, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the [shop/office] and the Project.

3. The Total Price is escalation-free, save and except increases which the Allottee 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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

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

5. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments.

6. It is agreed that the 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 herein at Schedule `D' and Schedule `B' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the shop/office, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or

Nutan Surya Construction Patna

alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

7. The Promoter shall confirm to the final carpet area that has been allotted to the Allottee 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 reduction in the carpet area then the Promoter shall refund the excess money paid by Allottee within forty five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, of the apartment allotted to Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

8. Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the shop/office as mentioned below:

   i. The Allottee shall have exclusive ownership of the shop/office.

   ii. The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall hand over the common areas to the association of allottees after duly obtaining the completion certificate from the competent authority as provided in the Act;

   iii. That the computation of the price of the shop/office 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, electrical connectivity to the shop/office, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas maintenance charges as per Para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the shop/office and the project.

   iv. The Allottee has the right to visit the project site to assess the extent of development of the project and his unit, as the case may be.

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It is made clear by the Promoter and the allottee agrees that the shop/office to be consider shall be treated as a single individual 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 a 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. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottes of the Project.

The Promoter agrees to pay all outgoings before transferring the physical possession of the shop/office to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, 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 Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the 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 therefore by such authority or person.

The Allottee has paid a sum of Rs. _____/- (Rupees _____) only + Rs. _____/- (Rupees_____) only as GST on dated _____ vide cheque No. _____, of _____, as booking amount being part payment towards the Total Price of the Shop/Office at the time of application/booking.

The receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Shop/Office as prescribed in the Payment Plan [Schedule C] as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allotte delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. MODE OF PAYMENT:

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **'NUTAN SURYA CONSTRUCTION'** payable at Patna.

Nutan Surya Construction Patna

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, 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, 1934 and the Rules and Regulations made there under 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 Promoter with such permission, approvals which would enable the 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 the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee 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 may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in regard to matters specified in pars 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee 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 Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the allottee against the [Shop/Office], if any, in his/her name and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the [Shop/Office] to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the 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 *Bihar Apartment Ownership Act* 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 Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE SHOP/OFFICE:

7.1 **Schedule for possession of the said** [Shop/Office] - The Promoter agrees and understands that timely delivery of possession of the Shop/Office to the allottee and the common areas to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Shop/Office along with ready and complete common areas with all specifications, amenities and facilities of the project in place on _____ unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). *If,* however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Shop/Office, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the 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 in terms of this Agreement to be taken within 2 (Two) months from the date of issue of occupancy certificate.

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[Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 (Three) months from the date of issue of occupancy certificate]. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be after the issuance of the completion certificate for the project. The promoter shall hand over the occupancy certificate of the project, to the Association of the Allottee at the time of conveyance of the same.

7.3 **Failure of Allottee to take Possession of [Apartment/Plot]** - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Unit (Shop/Office) from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Unit (Shop/Office) to the allottee. In case the Allottee fails to take possession within the time provided in para 7.2, such Allottee shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 **Possession by the Allottee** - After obtaining the occupancy certificate* and handing over physical possession of the Shop/Office to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws. Provided that, in the absence of any local law, the promoter shall handover the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within 30 (Thirty days) after obtaining the completion certificate]

7.5 **Cancellation by Allottee** — The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein titled to forfeit the booking amount paid for the allotement. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 (Forty Five) days such cancellation.

7.6 **Compensation** — The Promoter shall compensate the Allottee in case of any loss caused to him 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 interest and compensation under this provision 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 promoter fails to complete or is unable to give possession of the [Shop/Office] (i) in accordance

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with the terms of this Agreement, duly completed by the date specified in para 7.1; 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 Promoter shall be liable, on demand to the allottees, in case the Allottee 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 [Shop/Office], with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 45 Forty-five days of it becoming due. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the [Shop/Office], which shall be paid by the promoter to the allottee within 45 Forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

(i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

(ii) The 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;

[In case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the [SHOP/OFFICE];

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Unit] are valid and subsisting and have been obtained by following due process of law. Further, the 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 [Units] and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said [Shop/Office] which will, in any manner, affect the rights of Allottee under this Agreement;

Nulan Surya Construction Pune

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be;

(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 Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent authority, as the case may be;

(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 Promoter in respect of the said Land and/or the Project.

9. **EVENTS OF DEFAULTS AND CONSEQUENCES**:

Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

(ii) Discontinuance of the 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.

9.2 In case of default by Promoter under the conditions listed above, Allottee is entitled to the following:

Surya Construction Patna

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Shop/Office, along with interest at the rate prescribed in the Rules within 45 Forty-five days of receiving the termination notice:

Provide that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the [shop/office], which shall be paid by the promoter to the allottee within 45 Forty-five days of it becoming due.

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

(i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 03 consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the unit in favour of the Allottee and refund the money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the shop/office as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Shop/Office together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate* and the completion certificate, as the case may be, to the allottee. [Provided that, in the absence of local law, the conveyance deed in favour of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the

period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / SHOP / OFFICE / PROJECT:

The 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 allottees upon the issuance of the completion certificate of the project.

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 Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee 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 Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE SHOP/OFFICE FOR REPAIRS:

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the [Shop/Office] 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.

14. USAGE

Use of Basement and Service Areas- The basement as located within the **NUTAN KOHINOOR PLAZA** shall be earmarked for purposes such as parking spaces and services including but not limited to 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 shall not be permitted to use the services areas and the basement in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

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15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15..1 Subject to pars 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Shop/Office 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 shop/office,, 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 shop/office and keep the shop/office, 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.

15.2 The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees 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 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 shall also not remove any wall, including the outer and load bearing wall of the shop/office.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a shop/office with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

The 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, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge of the shop/office 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 who has taken or agreed to take such shop/office.

19. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE):

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Bihar. The Promoter showing compliance of various laws/regulations as applicable in.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. 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 shop/office/buildings as the case may be.

22. RIGHT TO AMEND:

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

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES:

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 shop/office and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the shop/office, in case of a transfer, as the said obligations go along with the Shop/Office for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The 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 in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

24.2 Failure on the part of the Parties 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.

25. 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.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee 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 shop/office bears to the total carpet area of all the shops/offices in the Project.

27. 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

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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.

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in ……after the agreement is duly executed by the allottee and the 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 Patna.

29. NOTICES:

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

Name of the Allotee .....

Address.....

M/S NUTAN SURYA CONSTRUCTION

Address – Surya Signature Building, Beside Hira Sweets Lane, West Boring Canal Road, Patna.

30. JOINT ALLOTTEES:

That in case there are joint allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the shop/office or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such shop/office , as the case may be, shall not be construed to limit the rights and interests of the allottee under the Agreement for Sale or under the Act or the rules or the regulations made there under.

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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 Act and the Rules and Regulations made there under including other applicable 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.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at .....in presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Allottee: (including joint buyers)

(1) Signature

Name

Please affix photograph and sign across the photagraph

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter: / Developer

(1) Signature _____

Name _____

Address

At on _____in the presence of:

Please affix photograph and sign across the photograph

WITNESSES:

1. Signature

Name_____

Address

2. Signature

Name

Address

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SCHEDULE "A"	Please insert description of the unit and the garage/covered parking (if applicable) along with boundaries in all four direction.
SCHEDULE "B"	Floor Plan of the Apartment
SCHEDULE "C"	Payment Plan
SCHEDULE "D"	Specification, Amenities, Facilities (Which are part of the apartment/plot)
SCHEDULE "E"	Specification, Amenities, Facilities (Which are part of the Project)

SCHEDULE 'A'

["DESCRIPTION OF COMPLEX LAND"]

ALL THAT and parcel of land admeasuring .....Acres (Equivalent .....square meter) situate at Premises being Municipal Survey Plot Nos. ...., within ward no. ..... of Patna Municipal Corporation, sheet no....., circle no.....revenue thana no.....jamabandi no.....mauza.....,principle road.....,muhalla ....., police station.....in town and district of Patna, Bihar, and the complex land parcel has been demarcated in the map/plan annexed hereto and marked as Annexure "1" and duly bordered thereon in colour.....

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SCHEDULE "B "

"Floor Plan of the Apartment"

Shop/Office No....., which has been more fully and particularly described in SCHEDULE "B" appearing hereinabove, are all delineated on the .....FLOOR PLAN hereunder and bordered thereon in Red Colour.

SCHEDULE 'C'

["PAYMENT PLAN"]

Sl. No.	Particulars	Amount (%)
01	At the time of booking	10 %
02	Second Slab Casting	10 %
03	Third Slab Casting	10 %
04	Fourth Slab Casting	10 %
05	Fifth Slab Casting	10 %
06	Sixth Slab Casting	10 %
07	Seventh Slab Casting	10 %
08	At the time of Internal Brick Work & Plaster	10 %
09	At the time of Flooring	5 %
10	On commencement of Internal Flooring	5 %
11	At the time of internal finishing	5 %
11	At the time of possession	5 %
	Miscellaneous Charge - Before Possession	

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SCHEDULE 'D'

[Common Areas"]

PART –"A"

["DEDICATED COMMON AREA OF THE PROJECT"]

i. The entire land for the commercial project.

ii. The staircase, lift, staircase and lift lobbies, fire escapes and common entrance and exits of Buildings.

iii. Installation of central services such as electricity, water and sanitation, system for water conservation and renewable energy.

iv. The water tanks, sumps, motors, fan, compressors, ducts and all apartus connected with installations for common use.

v. All other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use;

PART –"B"

a) The Drive way (Including the fire drive way) running through the Commercial phase Land and the Residential Phase Land, being the designated entry and exit route for common use of both the Project and the Commercial Phase;

b) The Cable Way for HT Line and LT Line;

c) The storm water and sewer line running through the commercial land.

d) The main incomer of the data and voice lines running through the basement of the commercial phase and thereafter distributed to the project;

e) The common infrastructural facilities are located in the Basement and Service Block of commercial phase which would include the following amenties and facilities:

   i. Electrical Substation consisting of transformer and HT Panels and associated main LT electrical panels provided separetaly for the project and commercial phase but located in the service block which is part of commercial phase;

   ii. DG set(s) provided separately for the project.

SCHEDULE "E"

PART – "A"

["SPECIFICATIONS, AMENITIES, FACILITIES WHICH ARE PART OF THE APARTMENT")

• Structure	-	RCC Structure
• Wall	-	AAC Block/Fly Ash Brick
• Living/Dining Rooms	-	Natural Marbles
• Bed Room	-	Flooring – Vitrified Tiles
• Kitchen	-	Flooring – Vitrified Tiles
• Toilet	-	Floor & Dado - Vitrified Tile
• Sanitary Fittings	-	Kohler/Grohe/Jaquar/Roca & Equivalent.
• Rolling Shutter	-	MS Rolling Shutter
• Door Frame	-	Solid Wood/engineered wood frame,
• Flush Door	-	Flush Door with SS Hardware finished with primer and paint
• Window	-	Glazed Aluminum
• Internal Finishes	-	Cement plaster with POP Putty
• External Finishes	-	Weather proof external paint
• Electrical	-	Concealed wiring and modular switches

- Provision of Air Conditioning suitable electrical wiring ans service/AC ledge for VRV units to ensure goods aesthetics.
- Structural Glazing - Provided as per architectural design

PART – "B"

- ❖ Fire Protection and Detection System in Common Areas
- ❖ Emergency Power Back Up Facility for Common Areas
- ❖ Lights in Common Area
- ❖ Internal Drive Way
- ❖ Internal Sewer and storm water line.

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