AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this ..... day of **June, 2018**,

BY AND BETWEEN

ASHIANA ESTATES PVT. LTD., a company registered under the companies Act, 1956 its CIN ..... and having its registered office at 403, Ashiana Tower, Exhibition Road, Patna-800001, through one of its Director **MR. INDRA JEET SINGH** son of Late Madan Jeet Singh, Kona Kutir, Frazer Road, 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).

AADHAR- .....

PAN- .....

Mob. No. .....

AND

....., son/wife of ....., residing at ....., hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns).

AADHAR- .....

PAN- .....

Mob. No. .....

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" 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;

(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:

A. The Promoter is the developer of free hold Land Measuring about 5.95 katha (i.e. 8097.95 Sq. Ft.) situated at P.S.- Srikrishnapuri, bearing Survey Thana Phulwari, Tauzi No. 229 old/ 15876 new, Circle no. 247 Thana no. 07, Khata No. 547, Plot No. 28 (P), Boring Road, Town & Distt.- Patna,

AND WHEREAS, the Promoter has become the developer of the property (Details in Schedule- A), through a registered Development Agreements as per the Bihar Apartment Ownership Act 2006, registered at District Registration Office Patna vide Book no.- 1, Volume no.- 307 on pages from 134 to 171 total 38 pages in C.D. no.- 48/ Year 2013, Deed No.- 14085 dated 27.04.2013 with land owners (1). MRS.VEENA SINHA W/O Mr. Prabhu Nath Roy resident of p-59, Ashiana Nagar, Phase l, P.S Rajiv Nagar, Patna 800025 and (2) MRS MEERA SINGH W/O Mr. Lalit Kishor , residing at Sri Ram Bhawan, East Boring Canal Road, Patna

800001

RECITAL

The land over which multistoried building has been constructed measuring total area of 5.95 katha (i.e. 8097.95 Sq. Ft.) out of which 4014.95 sq.ft was purchased by Mrs Veena Sinha alias Veena Rai vide Sale Deed no.12666 Volum no. 23/1969 Book no.01, Page no. 375 to 384 dt. 14.01.1969 registered at Office of the Sub Registrar, Patna and balance area 4083 sq.ft was purchase by Mrs. Kamla Devi W/O Mr Triveni Pd. Singh vide Sale Deed no. 12665 volum no. 23/1969, Book no 01, Page no. 488 to 493 dt. 14.01.1969 regiregistered at Office of the Sub Registrar, Patna and after the death of her mother and father the said property was divided equally between both sister as there were no other legal heirs and both sister mutated the said property in their name in govt. record vide mutation case no. 732/3/09-10 and are paying Land Rent regularlyand the said land is within the limits of Patna Municipal Corporation (P.M.C) and within the jurisdiction of District and Sub Registrar of Patna in the Town and District of Patna.

B. The Said Land is earmarked for the purpose of building a commercial project, comprising of **(B+G+6)** multistoried apartment buildings and the said project shall be known as **"ASHIANA MAJESTIC"**; in conformity with the said sanctioned plan approved by the Architect Sri Raman Kumar, Patna Nagar Nigam, Empanelment no. 47/2009 COA Reg. No. CA/82/6719-05/15, vide Plan Case No. PMC/ DHAKANPURA(C) 7-304/11 dated 04.08.2011.

C. After the plan sanction, the Promoter and the Landowners further distributed their respective shares of area. Accordingly, the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to and right, title and interest of the Promoter regarding the said Land on which Project is to be constructed have been completed;

D. The Patna Municipal Corporation has not granted the commencement certificate to develop the Project against Plan Case No. PMC/Dhakanpura(c) 7-304/11 dated 04.08.2011.

E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment plot or building, as the case may be. 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:

F. The Promoter will registered the Project under the provisions of the Act with the Bihar Real Estate Regulator)' Authority at Patna.

G. The Allottee has applied for a office in Project vide application

dated ..... and has been allotted Office No. ..... of ..... in the **"ASHIANA MAJESTIC"** Apartment/Project on the ..... floor admeasuring **Carpet Area** of ..... Square Feet as defined under clause (k) of Section 2 of the Act, along with One **Covered/Open Car Parking No.** ..... admeasuring ..... **Square Feet** located at Basement floor as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule- A and the floor plan of the apartment is annexed hereto and marked as Schedule- B);

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

I. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

J. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat and the Covered/Open Car Parking as specified in Para- G.

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

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Flat as specified in Para-G.

1.2 The Price of the **Office No.** ..... on ..... **Floor** in **"ASHIANA MAJESTIC"** apartment having "**Carpet" Area** admeasuring ..... Square Feet, , along with its pro rata share in the **"Common Areas"** is ₹ ...../- (Rupees ..... only).

And, the price of One **Covered/Open Car Parking No.** ..... admeasuring ..... **Square Feet** located at ..... **Floor** is ₹ ...../- (Rupees ..... only).

Thus, the **"Total Price"** of the said office including the said Covered/ Open Car Parking is ₹ ...../- (Rupees ..... only).

This "Total Price" excludes Stamp Duty and Registration charges, Government Taxes (like GST, Cess or any other similar taxes) and Maintenance Charges if/as applicable as per Para 11.

Explanations:

(i) The "Total Price" above includes the Booking Amount paid by the Allottee to the Promoter towards the said Office.

(ii) The "Total Price" above excludes Taxes (like GST, Cess or any other similar taxes which may be levied in connection with the construction of the project) and is payable by the Allotttee before the handing over the possession of the said office.

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in "Payment Plan" as mentioned in Schedule "C" and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein.

(iv) The "Total Price" of said flat includes recovery of price of land, construction of (not only the said flat but also) the Common Areas, Internal Development Charges, External Development Charges, cost of providing Electric wiring, Electrical connectivity to the apartment, Lift, Water line and Plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment, in the Common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the said flat and the project/ apartment.

1.3 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.

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

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

early payments @ xxx % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6 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- E (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Flat or building, 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 alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7 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 net milestone of the Payment Plan as provided in Schedule- C. All these monetary adjustments shall be made as per price agreed in Para 1.2 of this Agreement.

1.8 Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Office as mentioned below:

(i) The Allottee shall have exclusive ownership of the 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 Office includes recovery of price of land, construction of Office and the Common Areas, internal development charges, external development charges, cost of providing

electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the 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 Flat, as the case maybe. It is made clear by the Promoter and the Allottee agrees that the office along with garage/covered parking shall be treated as a single indivisible unit for all purposes.

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which includes 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 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 there for by such authority or person.

The Allottee has paid a sum of ₹ ...../- (Rupees .... only) as booking amount being part payment towards the Total Price of the office at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Flat as prescribed in the Payment Plan Schedule- C as may be demanded by the Promoter the time and in the manner specified therein: Provided that if the allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in Section 17 of Bihar Real Estate (Regulation & Development) Rules 2017.

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 per Payment Plan [Schedule- C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of '**ASHIANA ESTATES PVT. LTD.**, payable at 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 Para- 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 Flat, 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 IS 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 Flat 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 office 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 Bihar Building By Laws, 2014 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 FLAT:

7.1 Schedule for possession of the said Flat- The Promoter agrees and understands that timely delivery of possession of the 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 office along with ready and complete common areas with all specifications, amenities and facilities of the project in place on **December 2018** 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 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 Office, to the Allottee in terms of this

Agreement to be taken within two months from the date of issue of occupancy certificate. [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]. 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 apartment/plot, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Office - Upon receiving a written intimation from the Promoter as per Para- 7.2, the Allottee shall take possession of the 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 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 Office to the Allottee, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of Allottee 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 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 is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of 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 office (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para- 7.1; or (ii) due to discontinuance of his businesses 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 office, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within 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 office, which shall be paid by the promoter to the allottee within 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 office;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and office 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 office 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 office which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said office 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 officeto 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 Municipal 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:

9.1 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 office 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 there under.

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

(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 apartment, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice:

Provided 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 Flat, which shall be paid by the promoter to the allottee within 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 two 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 Section 17 of Bihar Real Estate (Regulation & Development) Rules 2017.

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Flat 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 office as per Para- 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the 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 / APARTMENT / 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. The cost of such Maintenance has not been included in the Total Price of the office and is payable extra to the developer as demanded and fixed at the time of giving possession of the said flat to the allottee.

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 APARTMENT 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 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(s) and service areas, if any, as located within the **"ASHIANA MAJESTIC"**, 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 basements 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.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to Para- 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the 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 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 office and keep the 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 office 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 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 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(tes) 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 on the 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 office

19. BIHAR APARTMENT OWNERSHIP ACT:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Bihar Apartment Ownership Act, 2006. The Promoter showing compliance of various laws/regulations as applicable.

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, Danapur 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:

(i) This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, 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 office and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the office, in case of a transfer, as the said obligations go along with the 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 [Schedule-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 there under 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 there under 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 Flat bears to the total carpet area of all the Flat 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 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 Patna 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 at Danapur. Hence this Agreement shall be deemed to have been executed at District 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:

(I) MR. ....., son of Sri ..... residing at ....., P.O.- ....., Distt.- ....., Bihar.

ASHIANA ESTATES PVT. LTD.,
having its registered office at 403,
Ashiana Tower, Exhibition Road, Patna- 800001.

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

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 apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building, 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.

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.

SCHEDULE 'A'

DESCRIPTION OF THE OFFICE / APARTMENT

All that Flat No. ..... on the ..... office, having **"Carpet" Area** admeasuring ..... Square Feet, along with One **Covered/ Open Car Parking No.** ..... admeasuring ..... **Square Feet** located at **Basement/Ground Floor** and of pro rata share in the common areas in the apartment including the land owner's share in office etc. along with undivided proportionate share, right, title and interest over the Land Measuring about 5.95 katha (i.e. 8097.95 Sq. Ft.) situated at P.S.- Srikrishnapuri, bearing Survey Thana Phulwari, Tauzi No. 229 old/ 15876 new, Circle no. 247 Thana no. 07, Khata No. 547, Plot No. 28 (P), Boring Road, Town & Distt.- Patna,within the limit of Patna Municipal Corporation, Sub Registration Office and District Registration Office & District- Patna and bounded by :-

Boundary of the Building.

North : Main Road.
South : Land of Mr. Radha Mohan Sharan.
East : Mukherjee Land.
West : PIT Road.

Boundary of Office :

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

Boundary of Covered/Open Car Parking:

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

Note:- Govt. Value is mentioned at Code-**573** and Zone-**5** of the MVR 2016-17.

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

Floor Plan of the Apartment/Office annexed herewith as "Annexure-A", it forms integral part of the deed.

SCHEDULE 'C'

PAYMENT PLAN

At the time of Booking	10%
On Completion of Plinth	15%
Upon Casting of 1st Slab	6%
Upon Casting of 2nd Slab	6%
Upon Casting of 3rd Slab	6%
Upon Casting of 4th Slab	6%
Upon Casting of 5th Slab	6%
Upon Casting of 6th Slab	6%
Upon Casting of 7th Slab	6%
Upon Casting of 8th Slab	6%
Upon Casting of 9th Slab	6%
Upon Starting of Brickwork	8%
Upon Starting of Flooring	8%
Upon Intimation of Possession	5%

SCHEDULE 'D'

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)

THE FACILITIES AND AMENITIES

Structure-R.C.C. frame structure with brick work in Cement Mortar as per design & specification of Architects / Consultants.

DOORS:- Door frames of seasoned hard wood. Door shutters will be 35 MM thick factory built flush / panel doors and shall be painted with synthetic enamel paint.

WINDOWS:- Wooden windows with chowkhats and grill painted with synthetic enamel paint.

FLOORING :- All covered area inside the office will have vitrified tiles flooring.

BATH ROOMS:- All C.P. fittings will be of standard make and Chromium plated. Cistern of fiberglass/acrylic. White glazed vitreous China Sanitary ware of standard make. Ceramic/Glaze tiles dado up to a height of six feet on the walls.

WALL FINISH:-All internal walls & ceiling to be finished with POP. External walls to be painted with cement based paint.

ELECTRICAL:- All internal wiring in Copper conductors using concealed PVC conduits.

SCHEDULE 'E'

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

GENERATORS & POWER SUPPLY :- A stand-by generator of suitable capacity shall be provided to run the tube-well, lighting of common areas And 500 watts load inside each office at extra cost. A separate room for keeping the Generator will be provided at developers cost. The cost of electric connection and generator shall be borne by all flat owners.

WATER:- Water supply from own deep tube-well through over head water tank.

SECURITY:- There shall be a separate room for security staff to be provided by the developer at their cost

LIFT :- Two lift of good quality will be provided. However subsequent maintenance and servicing of the lift shall be done by the committee (Made up of residents) out of the maintenance fund.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Patna in the 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-

Address-

P.O.-

Distt.-

(2) Signature_____

Name-

Address-

P.O.-

Distt.-

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter:

(1) Signature (Authorized Signatory) _____

ASHIANA ESTATES PVT. LTD.,

Name - **MR. INDRA JEET SINGH**

Address- 403, Ashiana Tower, Exhibition Road,

Patna- 800001,

on ..... in the presence of:

WITNESSES:

(1) Signature_____

Name _____

Address _____

_____

_____

_____

(2) Signature_____

Name _____

Address _____

_____

_____

_____

(Absolute Sale-Flat)

THIS Deed of Absolute Sale executed on this the ..... day of ....., **2018** (Two thousand and Eighteen).

BY

ASHIANA ESTATES PVT. LTD., a company registered under the companies Act, 1956 its CIN-..... and having its registered office at 403, Ashiana Tower, Exhibition Road, Patna-800001, through one of its Director **MR. INDRA JEET SINGH** son of Late Madan Jeet Singh, Kona Kutir, Frazer Road, Patna, Nationality Indian, hereinafter called the Developer/Builder/Vendor of the (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the FIRST PART.

PAN-

Mobile-

IN FAVOUR OF

MR/MRS ....., son/daughter/wife of ....., resident of ....., P.O.- ....., P.S.- ..... District- ....., Nationality Indian, hereinafter referred to as the 'Purchaser' of the SECOND PART.

PAN-

Mobile-

WHEREAS, the Builder/Developer is a company with the object of acquiring and developing land in accordance with the need of its purchasers/members and doing construction of building/apartments and subsequently allotting them to interested persons.

RECITAL

The land over which multistoried building is to be constructed measuring total area of 5.95 katha (i.e. 8097.95 Sq. Ft.) out of which 4014.95 sq.ft was purchased by Mrs Veena Sinha alias Veena Rai vide Sale Deed no.12666 Volum no. 23/1969 Book no.01, Page no. 375 to 384 dt. 14.01.1969 registered at Office of the Sub Registrar, Patna and balance area 4083 sq.ft was purchase by Mrs. Kamla Devi W/O Mr Triveni Pd. Singh vide Sale Deed no. 12665 volum no. 23/ 1969, Book no 01, Page no. 488 to 493 dt. 14.01.1969 regiregistered at Office of the Sub Registrar, Patna and after the death of her mother and father the said property was divided equally between both sister as there were no other legal heirs and both sister mutated the said property in their name in govt. record vide mutation case no. 732/3/09-10 and are paying Land Rent regularlyand the said land is within the limits of Patna Municipal Corporation (P.M.C) and within the jurisdiction of District and Sub Registrar of Patna in the Town and District of Patna.

AND WHEREAS, the Promoter has become the developer of the property (Details in Schedule- A), registered Development Agreements as per the Bihar Apartment Ownership Act 2006, registered at District Registration Office Patna vide Book no.- 1, Volume no.- 307 on pages from 134 to 171 total 38 pages in C.D. no.- 48/ Year 2013,with land owners (1). MRS. VEENA

SINHA W/O Mr. Prabhu Nath Roy resident of P-59, Ashiana Nagar, Phase I, P.S Rajiv Nagar, Patna 800025 and (2) MRS MEERA SINGH W/O Mr. Lalit Kishor , resident of Sri Ram Bhawan, East Boring Canal Road, Patna 800001 in respect of the land fully described in First Schedule hereunder individually and jointly in favour of the aforesaid company, the company accordingly prepared a scheme for construction of the multi-storeyed residential buildings known as **"ASHIANA MAJESTIC"** Apartments on the land fully described in the First Schedule.

AND WHEREAS, building has been constructed over the land and share of the land owners and developer has already been distributed. Hence u/s 5 and others of The Bihar Apartment Ownership Act. 2006 Builder/Land Owner is entitled to sale/transfer his share as Absolute owner. The property hereby sold is allotted in the share of the Developer. And now the above named vendor has full right to transfer the Flat etc. by way of sale to different purchaser/s on the ownership basis.

AND WHEREAS, by a registered agreement for sale in writing dated ..... bearing deed no. ...../..... which is registered in the Office of District Regtistrar Patna in Book No. 1, Volume No. ..., C.D.-..., Pages. ..... to ....., accordingly the stamp duty has already been paid of ..... /-.

AND WHEREAS, the Developer agreed to sell and the purchaser agreed to purchase ALL THAT **Office** no. …..... on ..... floor, more fully described in Second Schedule, in the said Complex more fully described in the Second Schedule hereunder and hereinafter referred to as the 'SAID UNIT' at and for an aggregate consideration of ₹ ...../- (Rupees ....) only. But the stamp duty is being paid on the Govt. value of ₹ ...../- (.....) only.

AND WHEREAS, the purchaser has paid the said entire consideration of ₹ ...../- (Rupees .....) only for the Flat etc. (fully

described in Second Schedule of this deed), the receipt whereof the vendor of the First part doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and/or the said unit hereunder conveyed and obtained possession of the said unit.

AND WHEREAS, the purchaser has requested the vendor to grant and execute the conveyance of the said unit.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said Agreement and in consideration of the said aggregate sum of ₹ ...../- (Rupees .....) only paid by the purchaser to the vendor of the First Part on different dates (the receipt whereof the Vendor/Builder doth hereby as well as under the Memo of consideration set out hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the purchaser and/or the said unit hereunder conveyed) the vendor doth hereby grant, transfer, convey, assign and assure unto the purchaser the said unit more fully described in the second schedule hereunder together with undivided share of interest in that part of the said plot which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land along with the right of access from the exit to the main road either directly and/or through gates, passage, stairways, landings, lobbies and common areas thereof including the right to use and enjoy in common with all other owners and occupiers for the time being of the other units in the said complex the benefits of all common areas and facilities described in the Third Schedule hereunder subject however to the terms, conditions and covenants contained in the Fourth Schedule

hereunder on payment of all common and maintenance expenses mentioned in the Fifth Schedule hereunder TO HAVE AND TO HOLD the said Unit together with the proportionate interest in the land and the rights and facilities and subject to the terms, conditions and covenants as aforesaid unto and to the use and benefit of the purchaser absolutely free from all attachments, charges, encumbrances, liens, lis pendens subject however to the conditions and covenants contained in the Fourth Schedule and liability to pay and contribute towards payment of:

(a) all taxes assessments (b) costs of repair, management and maintenance of the common areas and facilities of the said complex described in the Fifth Schedule hereunder.

2. The vendor hereby convenants with the purchaser his/ her heirs and assignees as follows :-

(a) The vendor subject to the rights created in favour of the purchaser the said agreement for sale is lawfully seized and possessed of the said unit TOGETHER WITH the said proportionate undivided share of interest on the said portion of the land and right to use and enjoy all common areas and facilities for the perfect and indefeasible estate of inheritance in free, simple in possession or an estate equivalent thereto free from all attachments, encumbrances, liens, lis pendens whatsoever without any manner or condition of use or trust or other thing whatsoever to alter, defeat, encumber or make void the same AND that notwithstanding any act, deed, matter or thing whatsoever as aforesaid the vendor that now in itself good rightful power and absolute authority to grant, convey, transfer, sell, assure and assign the said unit together with the said undivided share or interest in the said portion of the land and right to use and enjoy all common areas and facilities mentioned in the Third Schedule hereunder hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the said purchaser in the matter aforesaid.

(b) It shall be lawful for the purchaser, his/her heirs or assignees from time to time and at all times hereafter to quietly enter into and upon the said unit hereby conveyed and transferred unto the purchaser and every part thereof and to enjoy the said unit TOGETHER WITH the rights in common areas and facilities mentioned in the Third Schedule hereunder without any interruption claim or demand whatsoever by the vendor or any person or persons claiming through them or under or in trust for the vendor but subject to terms and stipulations contained in Fourth Schedule hereunder and on payment of proportionate common expenses mentioned in the Fifth Schedule hereunder.

(c) The said unit is free from all attachments, encumbrances, liens, trusts and lisp endens and freely, clearly and absolutely acquired, exonerated and released or otherwise by and at the cost and expenses of the vendor well and sufficiently indemnified of from and against all or any manner of claims, demands, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any person lawfully or equitably claiming as aforesaid.

(d) The vendor and every person or persons having lawfully claiming and estate right, title and interest unto or upon the said unit hereby so conveyed and transferred unto the purchaser or any part thereof under or in trust for the vendor and at all times hereafter upon every reasonable request and cost of the purchaser make do acknowledge, execute, perfect all such further and other lawful and reasonable deeds, assurances, matters and things whatsoever for further and better and more perfectly assuring the said unit unto the purchaser in manner aforesaid as may be reasonable required.

3. The purchaser doth hereby convenants with the vendor that the purchaser shall hold the said unit and the right and interest in common areas and facilities upon and subject to the terms and stipulations mentioned and contained in the Fourth schedule hereunder and make payment of the

proportionate maintenance charges and common expenses mentioned in the fifth schedule hereunder including all Municipal rates and taxes payable over or in respect of the said unit and keep the vendor indemnified and harmless from or against any such claim or demand.

4. PROVIDED ALWAYS it is hereby expressly agreed by and between the vendor and the purchaser at that terms, conditions, stipulations covenants contained herein including the schedules hereunder shall prevail and have overriding effect not withstanding anything to the contrary contained in the said Agreement for sale or in any other document exchanged by and between the parties hereto and the purchaser shall not be entitled to make claim or demand any compensation or damages from the vendor for any deviation or alteration in the terms, conditions, stipulations and covenants between the said Agreement for sale and these presents and the purchaser hereby waived all such rights, if any, in consideration of the terms, conditions, stipulations, and covenants contained in these presents.

5. That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED T0 :-

(Description of total land on which 'ASHIANA MAJESTIC' Apartments has been constructed).

ALL THAT piece or parcel of free hold land measuring an area of 5.95 KATHA (I.E. 8097.95 SQ.FT) situated at Mauza- Dhakanpura, Boring Road, P.S.- Srikrishnapuri, Town & Distt.- Patna, bearing Thana no. 07, Servey Thana Phulwari,Tauzi no. 229 old/ 15876 new , Khata No. 547, Plot No. 28 (P), Circle No. 247, in the apartments named **"Ashiana majestic"** residential complex, including the land owner's share in Office will have proportionate share, right, title and interest over the land which is bounded as follows :-

Boundary of the Building.

North : Boring Road
South : Land of Mr. Radha Mohan Sharan.
East : Mukherjee Land.
West : PIT Road.

Note:- Govt. Value is mentioned at Code-**573** and Zone-**5** of the MVR 2016-17.

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

(i) All that Office no. ..... measuring ..... sq.ft. (..... square feet) built up area on the ..... floor along with user right of common space in the apartment including the land owner's share in Office etc. will have proportionate share, right, title and interest over the land and bounded by :-

Boundary of the Offfice :

North -
South -
East -
West -

(ii) Parking space no. ....., measuring ..... sq.ft. on **Ground** floor which is bounded as follows :-

North -

South -
East -
West -

in the Commercial Complex known as **"Ashiana Majestic"** Apartments constructed on the said plots of land fully described in the First Schedule herein above referred to and comprising of the following :-

(a) Carpet area comprised within the said unit. However the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above it, similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the roof and the floor of the said unit shall belong jointly to the purchaser and the owners of other units directly above and under the said unit.

(b) The walls and columns, if any, within and outside the said unit save the wall or walls separating the said unit from other unit or units on the same floor shall jointly belong to the purchaser and the owner or owners of the other unit or units.

(c) Undivided share and/or interest in that portion of the said plot of land which is directly beneath the said unit in the proportion which the said unit bears to all the units constructed or that might be constructed on the said part or portion of the said plot of land.

(d) The right of access from the exit to the main road either directly and/or through gates, passages, stairways, landings, lobbies and common areas.

(e) Right to use and enjoy all common areas in common with all other owners and occupiers of the said complex.

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO :-

1. All costs of maintenance, operation, repairs, replacing, white-washing, painting, rebuilding, reconstructing, decorating, redecorating and lighting the common parts including the other of the project, parking space and

boundary walls and that of generator, water pump, tube-well, Community hall and over head water tank, water pipe line, sewerages, rain water and/or soil pipes fire fighting instruments etc.

2. The salaries and other expenses for all persons employed for common purposes.

3. The Insurance Premium for insuring the project building against earthquake, fire, lightening, mob-violence, civil commotion etc., if insured.

4. Expenses for supplies of common utilities and payments of all charges and/or deposits for providing the H.T.Line and/or on any there account to P.E.S.U. and other authorities and/or organization.

5. Municipal and other rates and taxes and levies and all other outgoing save those which can not be separately assessed or incurred in respect of any unit.

6. Costs of establishment and operations of the Builder/ Association/Co-operative Society Private Limited, Company relating to common purposes.

7. All other expenses and outgoings as are deemed by the builder/Association/ Co-operative Society/ Private Limited Company to be necessary or incidental for replacement, renovation, painting and/or periodic repainting or repairing of the common parts.

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO:-

(a) Each Apartment is a separate residential unit which is transferable and heritable as such, but it shall not be partitioned or subdivided for any purpose whatsoever.

(b) Each Apartment owner, present or in future shall be entitled to an undivided interest in the common areas, land and facilities in the percentage expressed in the declaration to such Apartment.

(c) The common areas and facilities general and restricted shall remain undivided and no owner shall initiate any action for partition or division thereof so long as the property shall

remain submitted to the provisions of the said Act.

(d) The percentage of the undivided interest in the general or restricted common areas and facilities, as expressed in the declaraiton, shall not be altered except with the consent of all the apartment owners expressed in an amended declaration duly executed and registered as provided in the said act.

(e) During the period the property remains subject to the said act, no encumbrance of any nature shall be created against the property, though such encumbrance may be created only against each apartment and the percentage of undivided interest in the common areas and facilities appurtenant to such apartment in the same manner as in relation to any other separate parcel of property subject to individual ownership.

(f) The percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with the apartment even though such interest is not expressly mentioned in the conveyance or other instruments.

(g) No apartment owner shall do anything which would be prejudicial to the soundness and safety of the property or reduce the value thereof or impair any easement or heriditament or shall add any material structure or execute any addition basement or cellar.

(h) No apartment owner shall sell, transfer or rent out his/ her apartment for any other purpose other than those mentioned in the deed of apartment.

(i) For the purpose of effective administration of the property and for due maintenance, repair and replacement of the common areas and facilities, the apartment owner, shall strictly comply with the provisions of the said Act and the bye-laws made thereunder and shall pay their share of common expenses, as assessed by the association of apartment owners and on failure to comply with any such requirement shall be a proper ground for action for damages

or for other relief or reliefs at the instances of the manager on behalf of association of apartment owners or in proper case by the association of Apartment owners.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO :-

(Common and Maintenance Expenses to be paid by the purchaser)

(a) Cost of operating, maintaining, overhauling or replacing water pumps, electric meters, common water supply line.

(b) Cost of maintaining water reservoirs and tanks on the roof.

(c) Cost of maintaining or keeping the roof as well as the wide walls of the building in proper repairs and water in leak proof condition.

(d) Cost of repairs and painting the exterior of the building and all other common portion and areas.

(e) Salaries of Sweepers, Caretakers, Chowkidars and Durwans, employed for the upkeep of the common areas.

(f) Cost of incorporation and formation of the Association for maintenance of the building.

(g) All Municipal rates, taxes, duties and other impositions and levies on all common parts and areas.

(h) The security deposits or any increase in security deposit demanded and required to be paid to Electricity authorities, Municipal authorities or any other local authority for maintenance of all common services and facilities.

(i) Cost of maintenance of all other common services and facilities not specifically provided.

(j) Insurance premium for insuring the Building against Earth quake, fire, lightening, mob violence, civil commotion etc. if insured.

Details schedule of calculation chart for the purpose of valuation of the office.

1. Total land of the Building ..... sq.ft.
2. Total Constructed area of the Building ..... sq.ft.

3. Total area of the Officet. ..... sq.ft.
4. Total Proportionate share of the land to the Vendee ..... sq.ft.
5. Total Govt. value of the Office. ...../-
6. Total Govt. value of the Parking space. ...../-
7. Total Value of Proportionate share of the land. ...../-

Total Govt. value of **Rs. ...../-**

Certified that land of this deed is free from all kinds of encumbrances, acquisition and requisition, liens, charges and attachments and also free from Khas Mahal, Gairmazarua, Ceiling, Bhoodan, Red Card, Kaiser-e-hind, Religious Trust Board, Waqf Board and other kinds of Government land. If the said land is found effected, the vendor of this deed shall be liable and responsible for the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands in presence of the witnesses, on the day, month and year first above written.

WITNESSES :-

1.

Signature of the Vendor

2.

Signature of the Vendee

Printed:-

(Sanjeev Kumar), Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

Drafted as per instructions by the parties :-

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association
Patna