

**BRIEF PARTICULAR OF THE AGREEMENT FOR SALE**

Nature of Property	: -	Residential R.C.C. Structure
RERA Registration No.	: -	-----
Mohalla /Village	: -	Digha, Patna,, Bihar
Type of Property	: -	Flat, (-----)
Nos. of Floor	: -	----- Floor
Name of Property	: -	Kumar's Capital Green
Tower Number	: -	Tower No. -----
Carpet Area	: -	----- Sq. Ft.
Sale consideration	: -	Rs-----/-

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this --- day of -----, 2024,

By and Between

1. **M/S KUMAR BUILDCON PVT. LTD** (CIN NO. U74200BR1987PTC002803), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **201, N.P. Centre, New Dak Bunglow Road, P.S.- Kotwali, Dist.- Patna - 800001** and its corporate office at **201, N.P. Centre, New Dak Bunglow Road, P.S.- Kotwali, Dist.- Patna - 800001**. (PAN-AAACK9902G), represented by one of the Directors ..... S/o ....., residing at ....., hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the FIRST PARTY.

2. **M/S KUMAR BRIGADE BUILDERS LLP**, (LLP IDENTIFICATION NO.AAJ-6085) having its Registered Office at 201 (Part), N.P. Centre, New Dak Bunglow Road, P.S. - Kotwali, Dist. - Patna - 800001, represented through one of its Partner- ..... S/o ....., residing at ....., hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART.

AND

----- S/O -----

(Aadhar no- -----), aged about --- Years resident of -----  
----- (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 Allot tee 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.

- (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 Promoter No. 1 M/s Kumar Buildcon Pvt. Ltd. have acquired 64004 Sq. ft. land under 08 (Eight) different development Agreements.

WHEREAS Promoter No.2 M/s Kumar Brigade Builders LLP have acquired- 95424 Sq. ft. land under development Agreement dated 17.07.2018.

WHEREAS Promoter No 1 & 2 merged their land with each other. A composite Map has been sanctioned in name of Promoters and thereafter promoters applied for RERA Registration and got RERA Registration No.-----  
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Hence both the Promoters have joined this deed.

**WHEREAS**, the land on which the proposed apartments are being constructed belongs to the persons given in table below-----

Sl. No.	Name of the person/ comp.	Plot No, Khata No. Etc.	Deed No	Area	Development Agreement With Whom
1	Sri Prakash Kumar	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7657, SI No.8192, Book No 1 Vol. No. 201, Pages from 522 to 531 CD No. 31/2018	3484/2 =1742 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd.
2	Smt. Punita Kumar	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7656, SI No.8193, Book No 1 Vol. No. 201, Pages from	3484/2 =1742 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd

			512 to 521 CD No. 31/2018		
3	Sri Narendra Kumar	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7660, SI No.8194, Book No 1 Vol. No. 201, Pages from 562 to 571 CD No. 31/2018	2178 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd
4	Mrs. Ginny	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7654, SI No.8189, Book No 1 Vol. No. 201, Pages from 492 to 501 CD No. 31/2018	1688 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd
5	Mrs. Swati Thadani	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7655, SI No.8191, Book No 1 Vol. No. 201, Pages from 502 to 511 CD No. 31/2018	1361 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd
6	Mrs. Vijaya Singh	Khata No.921, Tauzi No. 5174, Plot No 3184 Mouza -Digha	7658, SI No.8190, Book No 1 Vol. No. 201, Pages from 532 to 541 CD No. 31/2018	1742 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd
7	Sri Ashim Kumar	Khata No. 1838, Tauzi No. 5600, Plot No 3176 Mouza - Digha	Ancestral/ Khatiyani name of his father	6285 Sq. Ft.	M/s Kumar Buildcon Pvt. Ltd

8	Sri Prabhat Kumar	Khata No. 1838, Tauzi No. 5600, Plot No 3176 Mouza - Digha	Ancestral/ Khatiyani name of his father	6285 Sq Ft.	M/s Kumar Buildcon Pvt. Ltd
9	Sri Raj Kumar	Khata No. 1838, Tauzi No. 5600, Plot No 3176 Mouza - Digha	Ancestral/ Khatiyani name of his father	6285 Sq Ft.	M/s Kumar Buildcon Pvt. Ltd
10	United Paper Board LLP	Plot No-3148 & 3149	139	6805 Sq. Ft	M/s Kumar Buildcon Pvt. Ltd
11	United Paper Board LLP	Plot No -3148 & 3149	236	6805 Sq. Ft	M/s Kumar Buildcon Pvt. Ltd
12	United Paper Board LLP	Plot No -3148, 3149 & 3150	526	6363 Sq. Ft	M/s Kumar Buildcon Pvt. Ltd
13	United Paper Board LLP	Plot No 3151 & 3149	759	9527 Sq. Ft	M/s Kumar Buildcon Pvt. Ltd
14	United Paper Board LLP	Plot No 3150	1208	2722 Sq. ft	M/s Kumar Buildcon Pvt. Ltd
15	United Paper Board LLP	Plot No 3148	6688	3474 Sq. ft	M/s Kumar Buildcon Pvt. Ltd
16	United Paper Board & Board Industries	Plot No 3186/3187/3188 & 3192	9448	51378 Sq. ft	M/s Kumar Brigade Builders LLP
17	United Paper & Board Industries	Plot No 3185	8039	8983 Sq. ft	/s Kumar Brigade

					Builders LLP
18	United Paper & Board Industries	Plot No 3177	2790	3403 Sq. ft	/s Kumar Brigade Builders LLP
19	United Paper & Board Industries	Plot No 3177	3865	3420 Sq. ft	/s Kumar Brigade Builders LLP
20	United Paper & Board Industries	Plot No 3196	12612	6805 Sq. ft	/s Kumar Brigade Builders LLP
21	United Paper & Board Industries	Plot No 3177	14590	3607 Sq. ft	/s Kumar Brigade Builders LLP
22	United Paper & Board Industries	Plot No 3177	14579	4968 Sq. ft	/s Kumar Brigade Builders LLP
23	United Paper & Board Industries	Plot No 3177	14604	2314 Sq. ft	/s Kumar Brigade Builders LLP
24	United Paper & Board Industries	Plot No 3195	10031	10548 Sq. ft	/s Kumar Brigade Builders LLP

**WHEREAS**, the developer has entered into 09 (Nine) different development agreements for the proposed project in the following manner-----

Sl No.	With Whom	Area (Sq. Ft)	Deed No.	Page	CD No.	Date/Year
1	Sri Praksh Kumar & Smt. Punita Kumar	3484	13775 Book No. 1, Vol. No. 313	Pages From 357 to 373	CD No 48/ 2023	04/09/2023

2	Sri Narendra Kumar & Mrs. Ginny	3866	8098 Book No. 1, Vol. No.-185	Pages from 519 to 537	CD No 29/ 2023	20/05/2023
3.	Mrs. Swati Thadani	1361	8099 Book No. 1, Vol. No.-185	Pages from 538 to 555	CD No 29/ 2023	20/05/2023
4.	Mrs. Vijaya Singh	1742	10312 Book No. 1, Vol. No.- 235	Pages from 294 to 311	CD No 36/ 2023	28/06/2023
5.	Sri Ashim Kumar	6285.	14738 Book No. 1, Vol. No.-332	Pages from 464 to 481	CD No 51/ 2022	01/10/2022
6	Sri Prabhat Kumar	6285.	6685 Book No. 1, Vol. No.-154	Pages from 94 to 111	CD No 24/ 2022	05/05/2022
7	Sri Raj Kumar	6285.	10740, Book No. 1, Vol. No.-246	Pages from 132 to 148	CD No 38/ 2022	19/07/2022
8	United Paper Boards LLP.)	35696	7899 Book No. 1, Vol. No.-208	Pages from 169 to 187	CD No 32/ 2018	17/07/2018
9	United Paper Boards LLP.)	95424	7898 Book No. 1, Vol. No.-208	Pages from 150 to 168	CD No 32/ 2018	17/07/2018

**WHEREAS**, the developers have got 160428 Sq. ft. (14909.66 Sq. M.) on paper (As per Deeds), but actually (Physical measurement) land was 153165 sq. ft. (14234.67 Sq. M.) only. Hence PMC has sanctioned the MAP on actual possession i.e. 153165 Sq. ft. (14234.67 Sq. M.)

**WHEREAS**, after acquiring about 160424 Sq. Ft of land as mentioned above the developer amalgamated the boundaries of all the land belonging to persons named in Sl. No. 1 to 9 as in the table mentioned above with the consent of all, with whom the developers had entered into the development agreements on different dates.

**WHEREAS**, this Kumar's Capital Green Project has got 4 Towers namely Tower "1", "2", "3" & "4" consisting of Flats & Parking space more fully described in the schedule appearing at the foot of this indenture and hereinafter referred to as "the Land".

("Said Land") The Owners and the Promoters have entered into collaboration/ Development Agreement on different dates as shown in table above, at the office of the Sub-Registrar; Patna.

The Said Land is earmarked for the purpose of building a [residential *purpose*] project, comprising 4 Towers namely Tower "1" consisting of Parking & Flats (B + G+ 17), Tower '2' consisting of Parking & Flats (B+G+17), Tower "3" consisting of Parking & Flats (B+G+16). and Tower "4" consisting of Parking & Flats (B+G+16). Tower "4" is exclusively for economically weaker section of the society.

- A. Multistoried Apartment Buildings and the said project shall be known as KUMAR'S CAPITAL GREEN.
- 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. -----.



- 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-----  
The Allottee had applied for apartment in the Project vide application dated -----  
-- and has been allotted **Flat No. -----**, having **carpet area of -----square feet**, Residential R.C.C. Structure type, on ----- **Floor** in "Building" along with open parking admeasuring ----- square feet on the, 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);
- F. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- G. 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;
- H. 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;
- I. 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 Apartment as specified in para-F.

**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. 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 Apartment as specified in para-G.
2. The Total Price for the Apartment based on the carpet area is **Rs. -----/-**
3. It is clear that the share in the built-up area will be 41% (M/s Kumar Buildcon Pvt. Ltd.) and 59% (M/s Kumar Brigade Builders LLP). Hence the consideration shall be in same ratio of 41% and 59% as mentioned above.
4. (Rupees -----) only + applicable GST.

KUMAR'S CAPITAL GREEN Apartment	Rate of Apartment per square feet @ Rs.-----/- Per Sq Ft of the carpet area.
Floor: - ----- Floor, No-----	
Carpet Area of the Flat – ----- Sq. ft.	
Total price (in rupees)	<b>Rs. ----- + applicable GST.</b>

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, 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 apartment/plot 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 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 Apartment 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 apartment, 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 [Apartment/Plot] and the Project.
5. 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.

6. The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
7. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments.
8. 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 '13' 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 apartment, plot 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.
9. 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.
10. Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right other [Apartment/Plot] as mentioned below:
  - (i) The Allottee shall have exclusive ownership of the Apartment.

- (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 Apartment 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 apartment, 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 Apartment 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 apartment, as the case maybe.

It is made clear by the Promoter and the Allottee agrees that the Apartment along with open parking shall be treated as a single indivisible 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 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 Allottees of the Project.

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

The Allottee has paid a sum of Rs-----/- (Rupees: - -----) only + Rs. -----/- (Rupees: -----) only as GST on ----- through Ch. No. -----of -----, as booking amount being part payment towards the Total Price of the Apartment 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 Apartment as prescribed in the Payment Plan [Schedule CI as may be demanded by the Promoter within 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 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 Kumar Buildcon 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 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 [Apartment/Plot], 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 [Apartment/Plot] 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 APARTMENT/PLOT:

7.1 **Schedule for possession of the said [Apartment/Plot]** - The Promoter agrees and understands that timely delivery of possession of the Apartment 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 Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on **05.03.2031** 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 Apartment, 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 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 [Apartment/Plot]** - Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the [Apartment/Plot] 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 [Apartment/Plot] 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 [Apartment/Plot] 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 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 [Apartment/Plot] (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 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 [Apartment/Plot], 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 [Apartment/Plot], 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] have 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 [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] 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 [Apartment/Plot] 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 [Apartment/Plot] 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 Apartment 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 Apartment 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:

- (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 [Apartment/Plot], 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 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 Apartment 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 Apartment as per para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment 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 been included in the Total Price of the Apartment.

**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 [Apartment/Plot] 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 Floor and Service Areas: The Basement Floor and service areas, if any, as located within the KUMAR'S CAPITAL GREEN, 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 Ground Floor 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 pars 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment 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 Apartment, 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 Apartment and keep the Apartment, 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 Apartment.

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 Apartment 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(i.es) 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 Apartment 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 Apartment.

**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 (specify the address of the 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 apartment, 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 Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment 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 Apartment bears to the total carpet area of all the Apartments in the Project.

**27. FURTHERASSURANCES:**

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 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 Patna. 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:

**SRI** \_\_\_\_\_ **S/O SRI** \_\_\_\_\_

(Aadhar no- \_\_\_\_\_), aged about \_\_\_\_\_ Years resident of \_\_\_\_\_  
--- 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-** \_\_\_\_\_

**M/S KUMAR BUILDCON PVT. LTD** (CIN NO. U74200BR1987PTC002803), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **201, N.P. Centre, New Dak Bunglow Road, P.S.- Kotwali, Dist.- Patna - 800001** and its corporate office at **201, N.P. Centre, New Dak Bunglow Road, P.S.- Kotwali, Dist.- Patna - 800001**. (PAN-AAACK9902G), represented by one of the Directors ..... S/o ....., residing at ....., hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the FIRST PARTY.

2. **M/S KUMAR BRIGADE BUILDERS LLP**, (LLP IDENTIFICATION NO.AAJ-6085) having its Registered Office at 201 (Part), N.P. Centre, New Dak Bunglow Road, P.S. - Kotwali, Dist. - Patna - 800001, represented through one of its Partner- ..... S/o ....., residing at ....., hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART.

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.

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 \_\_\_\_\_

Please affix  
photograph and  
sign across the  
photograph

**SIGNED AND DELIVERED BY THE WITHIN NAMED:**

Promoter: / Developer

(1) Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Please affix  
photograph and  
sign across the  
photograph

At \_\_\_\_\_ on \_\_\_\_\_ in the presence of:

**WITNESSES:**

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

2. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

SCHEDULE 'A' - PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/COVERED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' -FLOOR PLAN OF THEAPARTMENT

SCHEDULE 'C' - PAYMENT PLAN •

SCHEDULE 'D' -SPECIFICATIONS, AMENITIES, FACILITIES (WHICH  
ARE PART OF THE APARTMENT/PLOT)

SCHEDULE 'E' -SPECIFICATIONS, AMENITIES, FACILITIES (WHICH  
ARE PART OF THE PROJECT)

[The 'Schedules' to this Agreement for Sale shall be as agreed to between the Parties]

**SCHEDULE 'A'**

(Details of KUMAR'S CAPITAL GREEN consisting of Tower “1”, “2” “3”  
& "4")

All that piece and parcel of land measuring about 160428 Sq. ft. (14909.66 Sq. M.) on paper (As per Deeds), in actual / Physical measurement of land it was 153165 sq. ft. (14234.67 Sq. M.) only situated and lying at Plot No. 3184,3176,3148,3149,3150,3151,3186,3187,3188,3192,3185,3177,3196 &3195 Khata No. 921, 1838, 1123,1133,841,856,876,888,953,971 Ward No 01, Thana No. 01, Mauza- Khilchipur, Mohalla- Digha, P.S.- Phulwari (Old), Digha ( New), Anchal- Patna Sadar, Town & Dist. Patna, within the Jurisdiction of Patna Municipal Corporation and under the Jurisdiction of District Sub-Registrar Sadar Registry Office, Patna and bounded as follows:-

North - Plot No. 3149,3150(P), 3178, 3193 Sri Jamuna Babu & others

South - Main Road then Nala

East - Plot No- 3149(P) & Private Road

West - Plot No. 3191, 3193 & Shivaje Nagar Marg

**Boundary of the Flat No- -----**

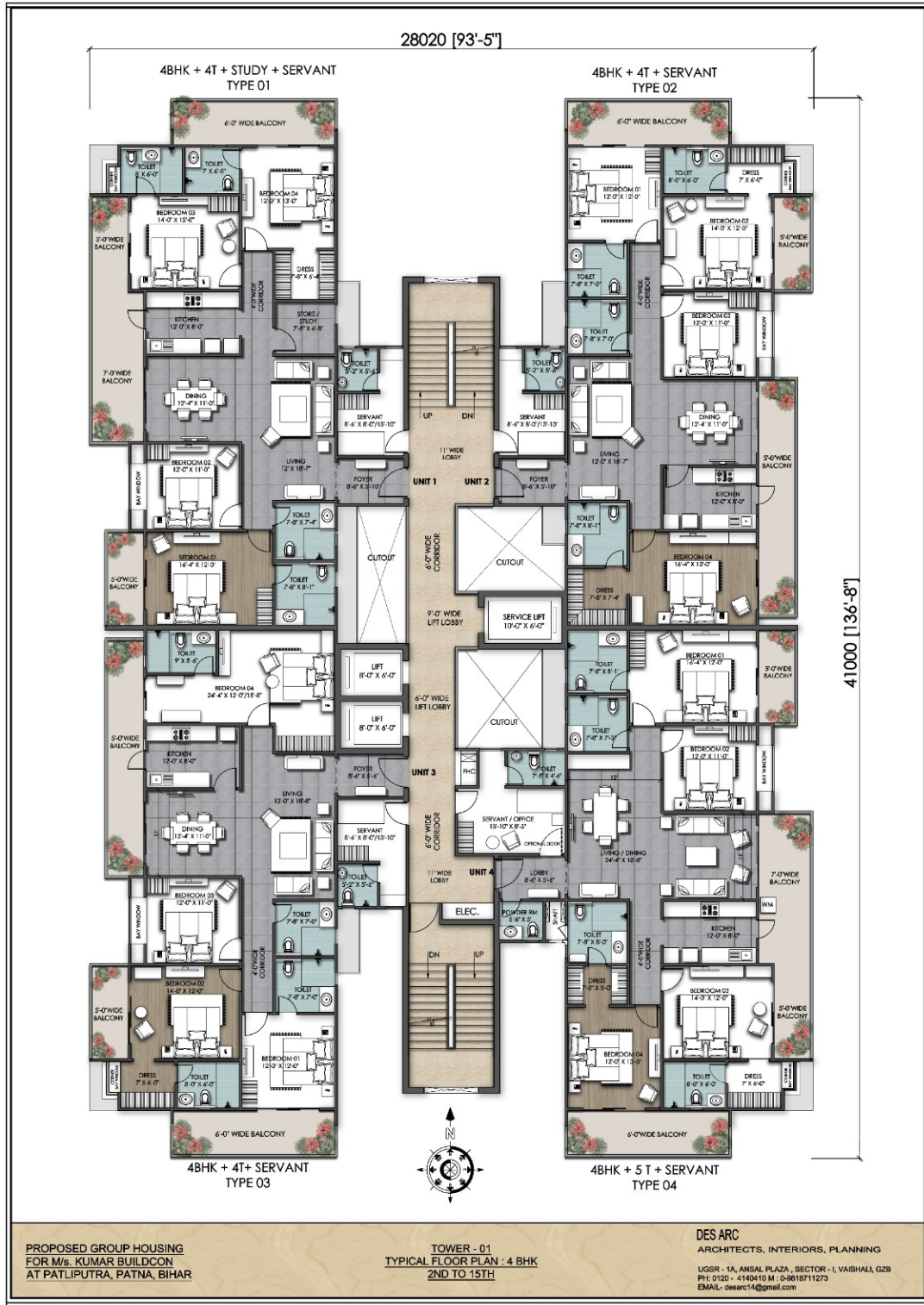
North- Flat No- --- & Open to Sky

South- Flat No. ---

East- Dead End of the Building

West- Lobby & Flat No- -----

# SCHEDULE 'B'- FLOOR PLAN OF THE APARTMENT



**SCHEDULE 'C'**

**PAYMENT PLAN**

At the time of Booking	10%
At the time of Foundation	20%
At the time of first floor slab casting	10%
At the time of Third floor slab casting	10%
At the time of Fifth floor slab casting	05%
At the time of Seventh floor slab casting	05%
At the time of Tenth floor slab casting	10%
At the time of Eleventh floor slab casting	05%
At the time of Thirteenth floor slab casting	05%
At the time of Fourteenth floor slab casting	05%
At the time of Fifteenth floor slab casting	05%
At the time of Sixteenth floor slab casting	05%
At the Time of Possession	05%

The buyer shall make timely payment of all amounts under this agreement whether demanded or not by the builder. In default of payment of any amount in time, buyer shall pay to the builder interest at the rate SBI PLR +2% per annum compounded every month on all the amounts which become due and payable by buyer to the builder under the terms of this agreement calculated from the date of the said amount becomes payable by the buyer to the builder up to the date of payment. Provided that payment of interest shall not prevent the right of cancellation of this agreement by the builder on account of any default committed by buyer in payment of any amount payable by the buyer to the builder on due date. It is specifically agreed that time for payment of the consideration amount by the buyer to the builder shall be essence of this agreement / booking.



**SCHEDULE 'D'**  
**SPECIFICATIONS, AMENITIES, FACILITIES (WHICH**  
**ARE PART OF THE APARTMENT/PLOT)**

<b>Wall Finishing Wall finishing</b>	All internal walls will be plastered and finished with POP.
<b>External Walls</b>	Exquisitely designed classical exteriors, finished in weather coat.
<b>Flooring</b>	Entire floor with Vitrified Tiles
<b>Toilets Walls</b>	Ceramics tiles up to a height of 7'-0" & floor with tiles, all white sanitary & CP fittings will be JAQUAR/ESSCO make with hot & cold water facilities.
<b>Kitchen Flooring</b>	Mat finished Ceramic Tiles.
<b>Platform</b>	A working platform in granite with stainless steel kitchen sink.
<b>Kitchen Wall</b>	2ft. ceramics tiles dado above working platform with a point for Aqua-Guard.
<b>Windows</b>	All windows-frames will be U-PVC with glass.
<b>Door</b>	Wooden Chaukhat with flush Door of ISI Mark.
<b>Electrical</b>	All electrical wiring of standard makes in concealed conduits with copper wires. Sufficient provision and distribution of light and power plugs.
<b>Water supply</b>	Through Deep Tube-well and overhead tank.
<b>TELEPHONE &amp; T.V. POINT</b>	In all bedrooms including drawing room.
<b>Other facilities</b>	Washing machine point with water inlet and outlet at a convenient location. Wash basin in the dining area wherever possible.
<b>Fire safety</b>	Standard equipment to be installed for fire safety as approved by Patna Municipal Corporation.
<b>Lift</b>	KONE / OTIS / Schindler makes.
<b>Parking space</b>	One parking for each flat.
<b>Silence generator</b>	Generator with auto changeover for flats (1000 wt.).
<b>Inverter point</b>	5 Amp. Point with inverter (without battery)
<b>Inter-net point</b>	In one bed room (provision).
<b>Intercom</b>	Intercom facility for each, flat to flat and flat to reception counter.
<b>Waterproof</b>	Heat treatment and water proofing of roof top.
<b>Security</b>	C.C.T.V. surveillance available at the reception counter

**SCHEDULE 'E'**  
**SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)**

<b>Wall Finishing Wall finishing</b>	All internal walls will be plastered and finished with POP.
<b>External Walls</b>	Exquisitely designed classical exteriors, finished in weather coat.
<b>Flooring</b>	Entire floor with Vitrified Tiles
<b>Toilets Walls</b>	Ceramics tiles up to a height of 7'-0" & floor with tiles, all white sanitary & CP fittings will be JAQUAR/ESSCO make with hot & cold-water facilities.
<b>Kitchen Flooring</b>	Mat finished Ceramic Tiles.
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<b>Water supply</b>	Through Deep Tube-well and overhead tank.
<b>TELEPHONE &amp; T.V. POINT</b>	In all bedrooms including drawing room.
<b>Other facilities</b>	Washing machine point with water inlet and outlet at a convenient location. Wash basin in the dining area wherever possible.
<b>Fire safety</b>	Standard equipment to be installed for fire safety as approved by Patna Municipal Corporation.
<b>Lift</b>	KONE / OTIS / Schindler makes.
<b>Parking space</b>	One parking for each flat.
<b>Silence generator</b>	Generator with auto changeover for flats (1000 wt.).
<b>Inverter point</b>	5 Amp. Point with inverter (without battery)
<b>Inter-net point</b>	In one bed room (provision).
<b>Intercom</b>	Intercom facility for each, flat to flat and flat to reception counter.
<b>Waterproof</b>	Heat treatment and water proofing of roof top.
<b>Security</b>	C.C.T.V. surveillance available at the reception counter