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ROSEWOOD TOWERS
AGREEMENT FOR SALE

This Agreement for Sale (" **Agreement**") executed on this __ (Date) day of _____ (Month) , 20____,

By and Between

Deva Developers, sole proprietorship of **Mr. Bharat Bhushan Deva**, (Aadhar no. _____) son of **Late Bibhuti Bhushan Deva**, aged about **68** yrs, residing at **Laxman Bag, Ulao, Begusarai 851134**,

Nationality **Indian** PAN ……**…….** Mob. No **……..**

GST No ……**……** Email **……**

hereinafter called the **first party**/**Builder/promoter/developer** which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns.

AND

Mr. / Ms. _____, son / daughter /wife of _____
aged about _____, residing at____ _____

Nationality……Indian **PAN** ……**……**…..

E Mail…….. **Mob. No**……

JOINTLY WITH

Mr. / Ms. _____, son / daughter /wife of _____
aged about_____, residing at _____,

Nationality……Indian **PAN** ……

E Mail…….. **Mob. No**……

hereinafter called the " **second party/Allottee/customer/client/Purchaser** which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns.

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

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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 Central/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, 2016

(d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development Act, 2016)

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

WHEREAS:

Smt. Annapurna Devi, mother of 1st party, purchased the property bearing khesra No. _____ Mauze Singhaul Tauzi No. 822, Thana 373, from _____, on _____ through sale deed no. _____ and was entered in the records under khata no. ___, Jamabandi No. __, in the name of Smt. Annapurna Devi.

AND WHEREAS Smt. Annapurna Devi died on _____. After her death, the said property was succeeded by her only son and legal heir Sh. Bharat Bhushan Deva, whose name was mutated, through mutation case no _____, at circle office Begusarai Sadar, Begusarai, and rent receipt issued in his name. Now Bharat Bhushan Deva, the first party, is the owner of the said property.

NOW

A. Deva Developers through its promoter, Bharat Bhushan Deva, is the absolute and lawful owner of the **Said Land** khasra nos **_____**, Mauze Singhaul, Tauzi No **__**, Thana **__**, Khata no **__**, Jamabandi No. **___**, totally admeasuring **_____** (__Bigha-__Katha-__ Dhurs) situated at Singhaul ward No 2 in Begusarai Municipal Corporation, District Begusarai

B. A part of the Said Land is earmarked for the purpose of building a Stilt + 7 floors residential project comprising of Flats / Apartments called **"ROSEWOOD TOWERS"**

C. 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;

D. The Begusarai Municipal Corporation has granted approval to develop the building.

E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the building vide **Map approval No……..Dt……**

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From the Begusarai 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 has registered the Project under the provisions of the Act with the **Bihar Real Estate Regulatory Authority** at **PATNA** under registration no _____ dated _____

G. The Allottee had applied for Flat No. ……, Type ….. in the Project vide application dated ……..and has been allotted the same hereinafter referred to as the "**Flat/Apartment**" more particularly described in **Schedule A** and the representative floor plan of the building 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 second party, after making all the necessary enquiry, inspection, due diligence and satisfying himself in every manner, offered to purchase one **Flat/Apartment** detailed in schedule A hereunder which is now under development.

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 building 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/Apartment** as specified in para G.

1.2 The agreed price for the **Flat/Apartment** along with proportionate land as per Schedule A is as below

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Block/Building/Tower no. _____ Apartment no. _____ Type _____ Floor _____ Parking No. _____	**Agreed Price ……** + GST (as applicable)

Explanation:

(i) The Price + GST above includes the booking amount paid by the allottee to the Promoter towards the **Flat/Apartment**;

(ii) The Price + GST above includes taxes (consisting of tax paid or payable by the promoter 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 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;

However GST on the total price of the flat will be payable by the buyer/allottee at the rate as may be applicable.

(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 Price of Apartment includes recovery of price of pro-rata land, construction of not only the Apartment but also the Common Areas, internal development

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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.

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(s) 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 @ 0% per annum for the period by which the respective installment has been preponed. 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 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.

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 completion 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, which is not more than three percent of 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

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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.

1.8 Subject to para 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment 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) The computation of [Price + GST] of Apartment includes recovery of price of pro-rata 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, stone, 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 may be.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with garage/covered 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. **It is further clarified that the allottee shall separately pay Society deposit & maintenance charges as stated in the allotment letter.**

1.10 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

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to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.11 The Allottee has paid a sum of Rs. _____ (Rupees _____only) 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 C]** 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 'Deva Developers Rosewood Towers' payable at Begusarai. The Purchaser shall be liable for deduction and deposition of TDS if applicable as per the prevailing Income Tax laws.

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 thereunder 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

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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 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 Municipal bye-laws of Bihar 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 -** 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 within 5 years from the date of project approval by RERA

However, the developer shall not be responsible for any delays due circumstances (natural or man made) beyond his control (**"Force Majeure")** including but not limited to events such as war, riots, terrorist activities, flood, drought, fire, cyclone, earthquake,

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other natural calamities, raw material shortages, infrastructure woes, legislative/judicial/executive actions such as barring of sand & gravel mining, stopping of construction activities etc.

If the completion of the Project is delayed due to 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 endeavour to refund to the Allottee the entire amount received by the Promoter from him. The promoter shall intimate to the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee (less government dues), 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 completion certificate from the competent authority shall intimate the Allottee about the same. The registration of the sale (conveyance) deed and subsequently taking possession of the Apartment needs to be done by the Allottee within 2 months from the date of issue of completion 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 completion 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 completion 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 -** Upon receiving a written intimation from the Promoter as per para 7.2, the Allottee shall take possession of the Apartment from the Promoter after registration of the sale (conveyance) deed, executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment 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 completion certificate and handing over physical possession of the Apartmentto 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 3 months after obtaining the completion certificate].

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7.5 **Cancellation by Allottee** – The Allottee shall have the right to cancel/with draw 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, and GST /any tax paid to the Government on the total amount received. 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(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, with interest at the rate prescribed in the Rules (Prime lending rate of SBI + 2%) 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, 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;

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

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment 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 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;

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(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 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:

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 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 completion certificate 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

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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 , 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 **2 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 (Prime lending rate of SBI + 2%);

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 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, GST paid, 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.

(iii) **Procedure for Cancellation:** Upon termination of this "Agreement" in the circumstances mentioned above, the Parties shall execute and register a Deed of Cancellation. For the sake of clarity, Deed of Cancellation shall be registered in case this Agreement has been registered , and shall be notarised in case this Agreement has been notarised.

(iv) If the Purchaser/s does/do not accede to the Developer's request to execute/ register the Deed of Cancellation within 15 (fifteen) days of termination, the Developer shall be entitled to proceed to execute / register it with the appropriate Sub-Registrar/notary acting as an authorized constituted attorney of the Purchaser/s , which the Purchaser/s hereby confirms.

(v) The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the termination, the Developer's right to sell/ transfer the Premises to any third party for such consideration and on such terms and conditions as the Developer deems fit. In the event of termination of this Agreement under this clause the amount of GST collected shall be refunded either:- (a) on adjustment of GST Amount in respect of the Flat

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Cancelled against the future GST Liability of the Developer OR (b) On receipt of GST Amount by the Developer in respect of the Flat cancelled, from the department/ statutory authorities.

(vi) The amount to be refunded shall only be paid upon execution of cancellation deed in favour of the developer. It is further agreed that upon refund of such amount as hereinabove mentioned, the Purchaser/s shall have no right, title or interest, claim, demand or dispute of any nature whatsoever against the Developer or the apartment in question.

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 2 months from the date of issuance of the completion certificate , 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 completion 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 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.

SAMPLE as per RERA

14. USAGE:

Use of Service Areas: The service areas, if any, as located within Rosewood Towers, shall be earmarked for purposes such as parking spaces and services including but not limited to electric distribution 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 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 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. **Further it is made clear that the columns and beams of the building shall not be cut/ sheared/ modified/ damaged in any manner whatsoever.**

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, roof 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. Overhead wires whether for LT electricity connection, telephone, cable tv, internet, etc. shall not be allowed and they have to be all taken underground/service shafts. For any interior/repair/ modification work to carried out the allottee must take permission from the association.

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.

15.4 The Allottee shall compulsorily become member of the residents society of the building and shall pay monthly / yearly maintenance charges and also initial membership security deposit as applicable.

SAMPLE as per RERA

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(ies) and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] 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/Plot/Building].

19. APARTMENT OWNERSHIP ACT OF BIHAR STATE :

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

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 **Begusarai** 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/plot/building, as the case may be.

22. RIGHT TO AMEND:

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

SAMPLE as per RERA

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/Plots] 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 Begusarai. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be notarised / registered at

SAMPLE as per RERA

the office of the Sub-Registrar at Begusarai. Hence this Agreement shall be deemed to have been executed at Begusarai.

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/Speed Post/E- mail at their respective addresses specified below:

_____ (Name of Allottee)

_ _____ (Allottee Address)

E.Mail.

Deva Developers
Laxman Bag, Ulao Begusarai 851134, P.S. Muffasil , Sub division & District- Begusarai
E.Mail **info@deva-group.com**

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 thereunder.

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 thereunder 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

SAMPLE as per RERA

discussion, or arbitration, 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 **_Begusarai**____ *(city/town name)* 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)

Please affix photograph and sign across the photograph

(1) Signature _____

Name _____
Address _____

(2) Signature _____

Please affix photograph and sign across the photograph

Name _____

Address _____

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Please affix photograph and sign across the photograph

Promoter:

(1) Signature (Authorised Signatory) _____

Name _____
Address _____

At _____on _____ in the presence of:

SAMPLE as per RERA

WITNESSES:

1. Signature _____
   Name _____
   Address _____

2. Signature _____
   Name _____
   Address _____

SAMPLE as per RERA

Reference Values as per Minimum Value Register

Built up area_____sft @2000/sft Amount_____

land Area _____@ 4,00,000/ dec Amount_____

SCHEDULE `A'

Rosewood Towers, Tower_____, flat No. _____, Type_____, floor _____ located at Mauze Singhaul, Tauzi No ____, Thana No ___, Jamabandi No ___, Khata ___, on part of Khesra ___, Distt. Begusarai , now part of Nagar Nigam , Singhaul ward No 2 more fully detailed and shown by red hatched line in the map annexed hereto and bounded and butted by boundary stated below :

Indivisible proportionate Land Area_____**sq ft** (approx)

Equal to……Decimal (……Kattha……..Dhur……Dhurki)

Super Built up area of flat _____sq ft approx

(Carpet area of flat as per RERA _____ sq ft approx.)

Parking No._____

BOUNDARY : AS PER ATTACHED FLOOR PLAN

NORTH: _____

SOUTH: _____

EAST : _____

WEST : _____

SAMPLE as per RERA

Description of building

Civil: 1st class construction comprising RCC, cement and brickwork

No. of floors: Parking + 7 floors. No basement

No. of Towers: 2 (Tower A & Tower B)

No. of apartments: Tower A (56) + Tower B (28)

Staircase: Main + fire escape (total 2 No.s) in each Tower

Lift: 3 in Tower A and 2 in Tower B

Schedule B

Floor plan of

Tower A



Floor plan of

Tower B

TYPE B (2 BHK)
Carpet Area : 762 sq.ft.
Balcony Area : 132 sq.ft.
Built up area
(including balcony): 1005 sq.ft.
Super built up area:1122 sq.ft.

TYPE D (2 BHK)
Carpet Area : 762 sq.ft.
Balcony Area : 132 sq.ft.
Built up area
(including balcony): 1005 sq.ft.
Super built up area:1122 sq.ft.



TYPE A (3 BHK)
Carpet Area : 934 sq.ft.
Balcony Area : 279 sq.ft.
Built up area
(including balcony): 1340 sq.ft.
Super built up area:1496 sq.ft.

TYPE C (3 BHK)
Carpet Area : 934 sq.ft.
Balcony Area : 279 sq.ft.
Built up area
(including balcony): 1340 sq.ft.
Super built up area:1496 sq.ft.

SAMPLE

Schedule C

Details of payments plan

PAYMENT SCHEDULE

1st Installment 10% Rs…… due on Booking

2nd Installment 15% Rs……+ GST due on completion of foundation

3rd Installment 15% Rs……+ GST due on completion of 1st floor roof slab

4th Installment 10% Rs……+ GST due on Completion of 3nd floor roof slab

5th Installment 10% Rs……+ GST due on Completion of 5th floor roof slab

6th Installment 10% Rs……+ GST due on Completion of 7th floor roof slab

7th Installment 10% Rs…… + GST due on Completion of wiring

8th Installment 10% Rs…… + GST due on Completion of flooring

9th Installment 5% Rs…… + GST due on Completion of doors & windows

10th Installment 5% Rs…… + GST due on Completion of electrical switches & bathroom fittings

Security Deposit, Maintenance charges, fees for stamp duty and registration and any other charges to be cleared prior to registration of the property

Total Rs. ……

(Rupees ……..)

SAMPLE as per RERA

Schedule D

Specifications, Amenities & Facilities which are part of the Apartment

Material Specifications

Civil Work: 1st class construction comprising of RCC, cement and brickwork
Plumbing: Tata / Supreme / Jindal / Equivalent ISI/BIS Grade
Water Tank: Sintex / Supreme or Equivalent ISI/BIS Grade
Sanitary fittings: Parryware / Hindware / Cera / Jaquar/Equivalent
Bath Fittings & Taps: Jaquar / Marc / Hindware / Equivalent
Tiles: Premium quality Kajaria / Johnson / Somany / Orient / Equivalent
Doors & Laminates: Century ply / Kitply / Green ply / Equivalent
Windows: Glass & aluminium/UPVC sliding type
Switches: Modular : Havells / Legrand / Phillips / Anchor / GM / Equivalent
Switchgear & MCB: Legrand / Havells / Crompton / Equivalent
Electrical Wire: Fire resistant- Havells / R R / Polycab / Anchor/ Equivalent Grade

Finishes

KITCHEN: Granite top platform with 2' ceramic tile dado & CP fittings, stainless steel sink, geyser point, R.O. point, power point switches for electrical gadgets.

TOILETS: Tiles upto 7' ht. on walls and matching floor tiles, concealed pipes, point for geyser, and high quality sanitary & CP fittings

DOORS: All internal doors: Flush Doors, Main Entrance: Flush door with laminate.

WINDOWS: Sliding, aluminium/uPVC frame with glass

ELECTRICAL: 3 Phase Copper wiring in concealed conduits. Convenient provision of plug points for home appliances. Switches of premium quality with provision for ACs in all bedrooms. MCB for short circuit prevention & provision for inverters.

WASHING AREA: Water, drainage, power point for geyser & washing machine in the Balcony

FLOORING: Fine Quality 2'X 2' Vitrified tiles in rooms.

INNER WALLS & CEILING: Finished with P.O.P.

EXTERIOR WALLS: Weather resistant exterior paint.

SAMPLE as per RERA

Schedule E

Specifications, Amenities & Facilities which are part of the Project

Security:

- Gated community
- 6 ft. high boundary wall
- CCTV cameras
- Guard room
- Intercom

Fire Safety

- Design as per Fire Safety norm of National Building Code
- Space all round building designed for free movement of fire tender
- Separate concrete water tank on roof and under ground for fire fighting
- Hose reels, fire extinguishers, smoke detectors on all floors
- 2 no staircase including one dedicated fire escape staircase with 2 hour fire rated doors
- Lift with 2 hour fire rated doors

Additional Safety features

- Earthquake resistant design as per National Building Code
- Individual MCBs for preventing short circuit
- Balcony railing specifically designed to prevent small children from climbing over

Design & Finish:

- Design by highly qualified architects & structural engineers
- Building specification as per National Building Code
- High plinth
- Designed for maximum light and ventilation
- Concealed wiring & plumbing
- Beautifully designed grill work
- Exterior walls finished with exterior surface coating
- Construction overseen by qualified engineer

SAMPLE as per RERA

Amenities:

- HT line & transformer
- Electrical distribution panel & meter bank
- 2 Nos 4” boring for water supply
- Generator backup for lift, Boring & common area lighting
- 3 Phase copper wiring for proper load distribution
- Large size lifts with one stretcher sized lift
- Car Parking
- Separate ladies & gents toilets for servants and workmen
- Society room
- Waiting area
- Landscaped Green Area
- Water Harvesting

SAMPLE as per RERA