18.07.2025

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this …….. day of....., 2025 (Two Thousand Twenty Five).

BY AND BETWEEN

M/S SAI KRIPA REAL ESTATE PVT. LTD. a company incorporated under provisions of the Companies Act, 2013, bearing **CIN No.- U45200BR2004** and having its registered office at Awadh Raj Center, Second Floor, Mitra Compound, off-East Boring Canal Road, P.S.-Budha Colony, District-Patna, in the state of Bihar, through its **Director SRI SHAILENDRA SINGH** aged about 59 years, **(Aadhar No.- 7890 3817 3801)** Son of Late Awadhesh Kumar Singh, Resident of Awadh Raj Center, Second Floor, Mitra Compound, off-East Boring Canal Road, P.S.-Budha Colony, District-Patna, in the state of Bihar, Occupation-Business, Cast-Rajput, Indian Citizen. Represented through **SRI SANJAY KUMAR RAY,** aged about 57 years, **(Aadhar No.- 4353 8871 6143)** Son of Late Sishir Kumar Ray, resident of Flat No.-A-I, Anil Villa, Paramanand Path, Nageshwar Colony, District-Patna, by the virtue of an Authenticated Power of Attorney, vide Deed No.**1792,** Book No.-IV, Volume No.**24, CD-4,** Pages **357** to **362,** registered at District Registration Office, Patna, on dated **26.07.2008**, Indian Citizen. Hereinafter referred to as the **"Promoter"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

PAN.-AAHCS9702M. **Mobile No.-9570020000.**

GSTIN-10AAHCS9702M1Z8

(Project Registration Number .....)

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

AND

SRI/SMT. ..... Son/Wife of Sri....., Resident of ....., in the State of Bihar, Indian Citizen, hereinafter called the **"Allottee"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns).

PAN.-..... **Mobile No.-.....**

Aadhar No.-.....

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

DEFINITIONS :-

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

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

(b) "appropriate Government" means the State Government;

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

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

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

A. The Promoter is the developer of free hold Land Measuring about **33970.56 Square feet** equivalent to **78 Decimals**, Situated at Commercial Principal Road of Mauza/Mohalla-**Bari Pahari**, Survey P.S.- Patna City, Present P.S.- Agamkuan, District- Patna bearing Revenue Thana No.-**14**, Tauzi- Government of Bihar , Khata No.-**500**, Survey Plot No.-**1317**.

B. ii **AND WHEREAS,** the Promoter has become the developer of the property (Details in Schedule-A), through two Registered Development Agreement, in which first Development Agreement Vide Deed No.-**21153,** Book No.**1,** Volume No.-**479,** Pages **539** to **573,** Application No.-**240500170539,** Serial No.-**22751,** Registered at District Registration Office, Patna on **28.12.2024** from the Land Owners-**(i) SRI RANJAN KUMAR, (II) SRI CHANDAN KUMAR** both sons of Late Lala Prasad @ Lala Gope, **(iii) SMT. CHANDRAMA DEVI @ CHANDWA DEVI,** wife of Late Lala Prasad @ Lala Gope, all residents of Village Bari Pahari, P.S. Agamkuan, District Patna, Pin.-800007, Indian Citizens, in respect of their piece and parcel of land measuring an area of **68.625 Decimals** equivalent to **21.96 Kathas** more or less subject to the actual measurement, Situated at Branch Road of Mauza/Mohalla- **Bari Phari,** P.S. Agamkuan, District Patna, bearing Revenue Thana No.-14, Tauzi Government of No.-139, Khata No.-500, Survey Plot No.-1317 and Second Development Agreement Vide Deed No.-**70,** Book No.**1,** Volume No.-**3,** Pages **1** to **30,** Application No.-**2505000005769,** Serial No.-**76,** Registered at District Registration Office, Patna on **04.01.2025** from the Land Owner- **SMT. CHANDRAMA DEVI @ CHANDWA DEVI,** wife of Late Lala Prasad @ Lala Gope, residents of Village Bari Pahari, P.S. Agamkuan, District Patna, Pin.-800007, Indian Citizen in respect of her piece and parcel of land measuring an area of **9.375 Decimals** equivalent to **3 Kathas** more or less subject to the actual measurement, Situated at Branch Road of Mauza/Mohalla- **Bari Phari,** P.S. Agamkuan, District Patna, bearing Revenue Thana No.-14, Tauzi Government of No.-139, Khata No.-500, Survey Plot No.-1317within the jurisdiction of

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

Sub Registry Office Patna City and District Registry Office Patna Sadar, more fully described in Schedule-A of this deed, with the Builder- **M/S SAI KRIPA REAL ESTATE PVT. LTD.** a company incorporated under provisions of the Companies Act, 2013, bearing **CIN No.- U45200BR2004** and having its registered office at Awadh Raj Center, Second Floor, Mitra Compound, off-East Boring Canal Road, P.S.-Budha Colony, District-Patna, in the state of Bihar, through its **Director SRI SHAILENDRA SINGH** Son of Late Awadhesh Kumar Singh, Resident of Awadh Raj Center, Second Floor, Mitra Compound, off-East Boring Canal Road, P.S.-Budha Colony, District-Patna, in the state of Bihar, hereinafter called the **BUILDER/DEVELOPER**. The Developer/Builder have developed and constructed a Multi-Storeyed Residential cum Commercial building at their own cost in the name and style of **"THE RETREAT"**, comprising several residential flats over the total land measuring an area of **33970.56 Square feet** Square feet dully mentioned in map issued by Patna Municipal Corporation. In the lieu of Development Cost, the Developer is entitled to get **50%** in the total super built up area and the Land Owners are entitled to get **50%** in the total super built up area of the Residential building known as **"THE RETREAT"**.

B. The Said Land is earmarked for the purpose of building a residential project, comprising of multistoried apartment buildings and the said project shall be known as **"THE RETREAT"**, in conformity with the said sanctioned plan approved by the Nagar Executive Officer, Patna Municipal Corporation bearing Building **Plan Case No.-P/Bari Pahari/PRN-2B+G+14/865/2023, Dated-08.03.2025** which was prepared by Architect ..... Empanelment No. .....of Patna Municipal Corporation and Structural Engineer **Mr. .....,** Empanelment No.-_____, of Patna Municipal Corporation.

C. After the plan sanction, the Promoter and the Landowner further distributed their respective shares of area as per the aforesaid Development Agreement through a Memorandum of Agreement dated-....., according to share division the property fully described in Schedule-B of this deed is share of the Builder/Promoter, Accordingly, the Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to and right, title and interest of the Promoter regarding the said Land on which Project is to be constructed have been completed;

D. The Patna Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated-..... bearing registration no .....(Project Registration Number.....).

E. The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment plot or building, as the case may be, from Patna Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable:

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

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

The Allottees has applied for a flat in Apartment/Project vide application dated-..... and has been allotted Flat No..... in the **"THE RETREAT"** Apartment/Project on the ..... **Floor** admeasuring Carpet Area of..... **Square Feet and Super Built up Area ..... Sq.ft.,** as defined under clause (k) of Section 2 of the Act, along with One Reserve Car Parking on the Ground floor as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule-A and the floor plan of the apartment is annexed here to and marked as Schedule- B);

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

J. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottees hereby agrees to purchase the Flat and the Car Parking 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 :-

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

1.2 The Price of the Flat No.-..... on the ..... **Floor** in **"THE RETREAT"** apartment having "Carpet" Area admeasuring ..... **Square Feet and Super Built-up Area-..... Sq.ft.,** along with its pro rata share in the "Common Areas" is **Rs...../-(Rupees ..... only)** Including the price of One Reserve Car Parking located on Ground Floor of **"THE RETREAT".**

Thus, the "Total Price" of the said flat including the said Reserve Car Parking is **Rs...../-(Rupees .....only).**

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

EXPLANATIONS : -

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

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

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

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

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

1.3 The Total Price is escalation-free, save and except increases which the Allottees 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 Allottees 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 Allottees, 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 Allottees.

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

1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule-D and Schedule-E (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Flat or building, as the case may be, without the previous written consent of the Allottee as per the provisions of the Act. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottees, or such minor changes or alterations as per the provisions of the Act.

1.6 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/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 Allottees 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 Allottees. If there is any increase in the carpet area, of the apartment, allotted to Allottees, the Promoter may demand that from the Allottees as per the net milestone of the Payment Plan as provided in Schedule- C. All these monetary adjustments shall be made as per price agreed in Para 1.2 of this Agreement.

1.7 Subject to Para 9.3 the Promoter agrees and acknowledges, the Allottees shall have the right to the Flat as mentioned below:

(i) The Allottees shall have exclusive ownership of the Flat;

(ii) The Allottees shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottees in the Common Areas is undivided and cannot be divided



or separated, the Allottees 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 Flat includes recovery of price of land, construction of Flat and the Common Areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with putty only, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, and includes cost for providing all other facilities, amenities and specifications to be provided within the Flat and the Project;

(iv) The Allottees has the right to visit the project site to assess the extent of development of the project and his Flat, as the case maybe. It is made clear by the Promoter and the Allottees agrees that the Flat along with parking shall be treated as a single indivisible unit for all purposes. The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which includes land cost, ground rent, municipal or other local taxes, charges for water or electricity, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project. If the Promoter fails to pay all or any of the outgoings or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.

The Allottees have paid a sum of **Rs...../-(Rupees.....only)** as booking amount through cheque being part payment towards the Total Price of the Flat at the time of application the receipt of which the Promoter hereby acknowledges and the Allottees hereby agrees to pay the remaining price of the Flat (i.e. Balance Amount of **Rs..... /-(Rupees ..... only)** as prescribed in the Payment Plan Schedule-C as may be demanded by the Promoter the time and in the manner specified therein: Provided that if the Allottees delays in payment towards any amount which is payable, he shall be liable to pay interest @ 15% per Annum.

2. MODE OF PAYMENT:-

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottees shall make all payments, on written demand by the Promoter, within the stipulated time as per Payment Plan [Schedule- C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of Account No.-50200111979172, IFCS Code-HDFC0000235, HDFC Bank Ltd., Branch-Boring Road, Patna in the name of '**M/S SAI KRIPA REAL ESTATE PVT. LTD.**, Payable at PATNA.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES: -

3.1 The Allottees, 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

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

Promoter with such permission, approvals which would enable the Promoter to fulfil 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 Allottees 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 Allottees shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottees subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottees 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 Allottees 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 Allottees only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:-

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

5. TIME IS ESSENCE: -

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Flat to the Allottees 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 Allottees has seen the proposed layout plan, specifications, amenities and facilities of the Flat and accepted the floor plan, payment plan and the specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by Bihar Building By Laws, 2014 and shall not have an option to make any variation / alteration / modification in such plans, other than in the manner provided under the Act. and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE FLAT:-

7.1 Schedule for possession of the said Flat-The Promoter agrees and understands that timely delivery of possession of the Flat to the Allottees 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 Flat along with ready and complete common areas with all specifications, amenities and facilities of the project in place on or before ..... 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 Allottees agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Flat, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottees 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 Allottees the entire amount received by the Promoter from the Allottees within 45 days from that date. The promoter shall intimate the Allottees about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottees, the Allottees 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/completion certificate from the competent authority shall offer in writing the possession of the Flat, to the Allottees in terms of this Agreement to be taken within two months from the date of issue of occupancy/completion certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the Allottees shall be carried out by the promoter within 3 months from the date of issue of occupancy/completion certificate]. The Promoter agrees and undertakes to indemnify the Allottees in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottees, 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/completion certificate of the apartment/ plot, as the case may be, to the Allottees at the time of conveyance of the same.

7.3 Failure of Allottees to take Possession of Flat- Upon receiving a written intimation from the Promoter as per Para- 7.2, the Allottees shall take possession of the Flat 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 Flat to the Allottees. In case the Allottees fails to take possession within the time provided in Para- 7.2, such Allottees shall continue to be liable to pay maintenance charges as specified in para 7.2.

7.4 Possession by the Allottees- After obtaining the occupancy/completion certificate and handing over physical possession of the Flat 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 Allottees-The Allottees shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottees proposes to

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

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 Allottees shall be returned by the promoter to the Allottees within 45 days of such cancellation.

7.6 Compensation- The Promoter shall compensate the Allottees 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 Flat (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para- 7.1; or (ii) due to discontinuance of his businesses a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottees, in case the Allottees 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 Flat, 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 Allottees does not intend to withdraw from the Project, the Promoter shall pay the Allottees interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Flat, which shall be paid by the promoter to the Allottees within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARANTIES OF THE PROMOTER: -

The Promoter hereby represents and warrants to the Allottees as follows: -

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

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project; [in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land].

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

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



(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottees 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 Flat to the Allottees and the common areas to the association of Allottees or the competent authority, as the case may be;
(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and Municipal taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottees 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 Flat to the Allottees within the time period specified in Para- 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
(ii)Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of Default by Promoter under the conditions listed above,

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottees stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottees be required to make the next payment without any interest; or
(ii) The Allottees shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottees 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 Allottees does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Flat, which shall be paid by the promoter to the Allottees within forty-five days of it becoming due.

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

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

(i) In case the Allottees fails to make payments for **Flat No. .....** as per schedule 'C' consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottees shall be liable to pay interest to the promoter on the unpaid amount @15% per annum.

(ii) In case of Default by Allottees under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Flat in favour of the Allottees and refund the money paid to him by the Allottees by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the promoter shall intimate the Allottees 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 Flat as per Para-1.2 under the Agreement from the Allottees, shall execute a conveyance deed and convey the title of the Flat 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 Allottees. [Provided that, in the absence of local law, the conveyance deed in favour of the Allottees shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottees fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottees 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 Allottees.

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT: -

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of Allottees upon the issuance of the completion certificate of the project. The cost of such Maintenance has not been included in the Total Price of the Flat and is payable extra to the developer as demanded and fixed at the time of giving possession of the said flat to the Allottees.

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 Allottees 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.

RIGHT TO ENTER THE APARTMENT FOR REPAIRS: The Promoter/maintenance agency /association of Allottees shall have rights of unrestricted access of all Common Areas, parking and parking spaces for providing necessary maintenance services and the Allottees agrees to permit the association of Allottees and/or maintenance agency to enter into the Flat 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.

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13. USAGE: -

Use of Ground and Service Areas: The Ground and service areas, if any, as located within the **"THE RETREAT"**, 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 Allottees shall not be permitted to use the services areas and the ground 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.

14. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT: -

14.1 Subject to Para-12 above, the Allottees shall, after taking possession, be solely responsible to maintain the Flat at their own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Flat, 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 Flat and keep the Flat, 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.

14.2 The Allottees 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 Allottees shall not store any hazardous or combustible goods in the Flat or place any heavy material in the common passages or staircase of the Building. The Allottees shall also not remove any wall, including the outer and load bearing wall of the Flat,

14.3 The Allottees 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 Allottees shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

15. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES: -

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

16. ADDITIONAL CONSTRUCTIONS: -

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(tes) and disclosed, except for as provided in the Act.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE: -

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat 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 Allottees who has taken or agreed to take such Flat.

18. BIHAR APARTMENT OWNERSHIP ACT: -

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

19. BINDING EFFECT : -

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

20. ENTIRE AGREEMENT: -

(i)This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

21. RIGHT TO AMEND: -

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

22. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEES/ 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 Flat and the Project shall equally be applicable to and enforceable against and by any subsequent Allottees of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

23. WAIVER NOT A LIMITATION TO ENFORCE: -

23.1 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 Allottees in not making payments as per the Payment Plan [Schedule-C] including waiving the payment of interest for delayed payment. It

SAKRIPA REAL ESTATE PVT. LTD. PATNA

is made clear and so agreed by the Allottees that exercise of discretion by the Promoter in the case of one Allottees shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

23.2 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.

24. SEVER ABILITY: -

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottees has to make any payment, in common with other Allottees(s) in Project, the same shall be the proportion which the carpet area of the Flat bears to the total carpet area of all the Flat in the Project.

26. 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.

27. 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 Allottees, in Patna after the Agreement is duly executed by the Allottees and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the District Registrar at Patna. Hence this Agreement shall be deemed to have been executed at District Patna.

28. NOTICES: -

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

SRI ....., Son of ..... Resident of ....., Town and District-Patna, in the State of Bihar, (Name & Address of Allottee)

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

M/S SAI KRIPA REAL ESTATE PVT. LTD., and having its Office at Mitra Compound", East Boring Canal Road, P.S.-Buddha Colony, Town & District-Patna, Pin.-800001, in the State of Bihar, (Name & Address of Promoter)

It shall be the duty of the Allottees 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 Allottees, as the case may be.

29. JOINT ALLOTTEES : -

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

30. SAVINGS:-

Any application letter, allotment letter, agreement, or any other document signed by the Allottees, 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 Allottees under the Agreement for Sale or under the Act or the rules or the regulations made there under.

31. 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.

32. DISPUTE RESOLUTION:-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

SCHEDULE 'A'

DESCRIPTION OF THE FLAT/APARTMENT

All that piece and parcel of residential cum commercial building/complex namely **"THE RETREAT"** owned by the company measuring an area of **33970.56 Square feet** equivalent to **78 Decimals,,** Situated at Commercial Principal Road of **Mauza/Mohalla- Bari Phari, (Patna City MVR Serial No.-219, Zone-2),** Survey P.S.- Patna City, P.S. Agamkuan, District Patna, in the State of Bihar, **within the limit of Patna Municipal Corporation** or Competent Authorities, bearing Revenue Thana No.-**14**, Tauzi No. Government of Bihar, Khata No.-**500**, Survey Plot No.-**1317,** within the limit of Patna Municipal Corporation, Sub Registry Office, Patna City and District Registration Office Patna, annual Ground Rent paid through Circle Office Patna City through Bhag Vartman-__, Prishtha No.-____, Jamabandi No.-____ and detailed & bounded as follows:-

BOUNDARY OF THE BUILDING

NORTH : Branch Road

SOUTH : Branch Road

SAI KRIPA REAL ESTATE PVT. LTD. PATNA

EAST : Principal Road

WEST : Part of Plot No.-1317.

SCHEDULE 'B' FLOOR PLAN OF THE APARTMENT

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

The Carpet area of **Flat No.-…….. is……Square Feet and Super Built up Area…….. Sq.ft., approx.**, along with undivided proportionate share in land and one car parking space on the ground floor and its boundary as follows :–

NORTH :
SOUTH :
EAST :
WEST :

SCHEDULE 'C'
PAYMENT PLAN

The consideration amount will be paid as per the Following schedule.

1. At the time of booking/Agreement –	….%
2. Starting of Foundation-	….%
3. On Casting of First Floor-	…..%
4. On Casting of Second Floor -	….%
5. On Casting of Third Floor –	….%
6. At the time of Possession-	….%

SCHEDULE 'D'

Specifications, amenities, facilities (which are part of the apartment)The Facilities and Amenities Specifications(The Retreat)

CONSTRUCTION

- A-class, earthquake-resistant construction.
- ENTRANCE LOBBY
- Designer entrance lobby.

FLOORING

- 1200mm*600mm in D/D.
- 1200mm*600mm vitrified tiles in bedroom.
- Matt finishes ceramic tile flooring in toilets

DOORS AND WINDOWS

- Main door Teek Veneer finishing of century/Green or Equivalent.
- Internal Door – Flush Door with enamel Paint
- UPVC/Aluminum of Fenesta or Equivalent.

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KITCHEN

- Granite kitchen counter.
- 24" glazed tile dado.
- Stainless steel sink.
- Provision for water purifier and exhaust fan.

BATHROOMS AND TOILETS

- Concealed plumbing.
- White/coloured ceramic sanitary ware of Jaquar/Hindware or equivalent.
- Single lever diverter in shower areas along with single lever basin mixer for all toilets.
- 8' height toilet dado with ceramic tiles of Somany/Varmora/Nitro etc. or Equivalent.
- Provision for Geyser and exhaust fan in all toilets, shower cubical.

ELECTRICALS

- 0.5 KVA capacity power back-up in every apartment.
- Concealed copper wiring in the entire apartment with modular board,modular switches and MCB system in the main board.
- 3-phase meter for electric supply.
- Adequate points for lights,fans and TV.
- Telephone points in living room and master bedroom.
- Provision for TV with single Dish antenna system/Online Tv.
- Provision of A/C in all Bedroom & Dining space.

EXTERNAL FINISH

- Entire building painted with Textured acrylic paint of external grade.

SAFETY

- Intercom facility, Fire Fighting
- Common area secured with CCTV camera.

LIFTS

- Kone/Thyssun/Johnson or Equivalent.

PARKING

- Covered parking for each flat.

OPTIONAL FEATURES

- Italian Marble in D/D.

SPECIAL FEATURES

Community Hall with Terrace Garden.

Children play area.

Jogging Track.

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Rain Water Harvesting.

Power backup for lift & Common area

Shopping.

Anchor Store in Commercial Space.

Premium Vanilla Store.

Separate entrance for Residential & Commercial.

Option for additional Parking in Residential Area.

As per actual payment

Notes : 1. If certain specifications are improved upon, as per the advice of the Architect/decision of the promoters, then the customer will accept the same for which prior consent of the customer will not be required.

2. All specifications, size, and layouts, etc. are subject to such variations, additions, and modifications as decided by the promoters/architects or by competent authority.

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SCHEDULE 'E'

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

Value Additions:

Amenities:

Provision for Cable point and Telephone point

Name Plate Directory at Main Entrance

Flat no. on each flat

Fire fighting system as per norm

24 Hrs. Water Supply through Deep Borewell

Branded Silent DG Set for Power Back Up

Branded Passenger Lift of ISI Mark

Power back Up for Lift, Water Pump, Common Areas and each flat upto 500 Watts

Intercom connectivity.

IN WITNESS WHERE OF parties here in above 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: Allottees

(1) Signature_____

Name: .....,
Address:-.....
in the State of Bihar.

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SIGNED AND DELIVERED BY THE WITHIN NAMED:
Promoter:-

Signature _____

SAI KRIPA REAL ESTATE PVT. LTD.,
Name:– SHAILENDRA SINGH,
Address:– Awadh Raj Center, Second Floor, Mitra Compound, off-East Boring Canal Road, P.S.-Budha Colony, District-Patna
At Patna on _____2025 in the presence of:

WITNESSES:-
(1) Signature_____

Name _____
S/o _____
Address _____
_____

(2) Signature_____

Name _____
S/o _____
Address _____
_____

Please affix photograph and sign across the Photograph

SAI KRIPA REAL ESTATE PVT. LTD. PATNA