AGREEMENT FOR SALE

THIS INDENTURE OF AGREEMENT FOR SALE is made and executed at Gaya on this 15 th day of July 2017.

BETWEEN

1. GHAR AANGAN DEVELOPERS PVT. LTD, PAN No. AAPCG8703J a Company Registered Under the Provisions of the Companies Act, 2013 through its Director Sri Om Prakash S/o Sri Kamta Singh aged about 38 years r/o 195, Utari Lakhibagh P.S. Mofassil, Town/Dist. Gaya Bihar and Sri Sanjay Ranjan ,aged about 35 years S/O Sri Bameshwar Sharma, 195, Utari Lakhibagh P.S. Mofassil, Town/Dist. Gaya Bihar hereinafter called as the Builder/Developer as party of the first part which expression shall unless it be repugnent to the context or meaning thereof be deemed to mean and include the said company its Directors and their, successors, executors administrators, assigns and representatives party of the **FIRST PART.**

AND

……At. ……., Town/District …….., PAN No. …….., Aadhar No. ……. hereinafter refered to and called as Purchasers as party of the Second part which expression shall unless it be repugnant to the context include all his legal heirs, successors, administrators, executors assigns and representatives party of the SECOND PART.

AND

1. Sidheshwar Leela Sai Realtors Pvt Limited through their Directors Shri Kumar Sidharth S/o Shri Dr. Sidheshwar Prasad, Aged about 37 years Resident of Chiryatand, P.S. Rampur, Jail Road Gaya, District Gaya, State Bihar, ((India) Pin Code 823001 PAN Card No. AAVCS2383Q and Mrs. Madhulika Nishi W/O Shri Kumar Sidharth Aged about 40 years Resident of Chiryatand, P.S. Rampur, Jail Road Gaya, District Gaya, State Bihar, ((India) Pin Code 823001 PAN Card No AKHPN7085M having one third share in the property.

2. Shri Om Prakash S/o Shri Kamta Singh, Aged about 38 years PAN Card No. AZCPP2624A R/o Mohalla Uttari Lakhibagh, P.S. Muffasil, P.O- Buniyadganj, District Gaya, Bihar-823003

3. Shri Rajiv Ranjan S/o Shri Bameshwar Sharma Aged about 37 years PAN Card No. AHHPR7927F R/o Mohalla Uttari Lakhibagh, P.S. Muffasil,P.O-Buniyadganj, District Gaya Bihar-823003

4. Shri Shivjeet Kumar Sharma, S/o Shri Madan Sharma Aged about 41 years PAN Card No. AZGPS4856 H R/o Bulla Shahid Majaar, P.S. Mufassil, P.O-Buniyadganj, District Gaya, Bihar-823003, having two third shares in the property,

hereinafter referred to as the LAND OWNERS/ CONSENTING PARTY which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all their legal heirs, successors, administrators, executors assigns and representatives party of the THIRD PART.

WHEREAS the party of the third part LAND OWNERS/CONSENTING PARTY are the absolute legal owner in legal possession of the land admeasuring 33.25 decimals bearing khata No. 928 (new) Plot No. 41 (new) Thana No. 359 situated at Mouza Bodhgaya Vidya Vihar Colony P.S. Bodhgaya Anchal Bodhgaya Sub-Division Sadar Gaya Dist. Gaya and more particularly described in schedule-1 to this deed.

AND WHEREAS the LAND OWNERS/CONSENTING PARTY has purchased the land detailed in schedule-A to this deed from the vendor Smt. Gulabi Devi w/o Sri Gopal Yadav r/o Village Bodhgaya P.S. Bodhgaya Dist. Gaya through registered deed of sale bearing deed No. 7506 dated 18.05.2015 registered in Book No. 1 Volume No. 107 Page No. 479 to 487 C.D. 17 Token No. 7903/2015 registered at registration Office Gaya and thereafter the name of the LAND OWNERS/CONSENTING PARTY have been dully mutated in circle office Bodhgaya vide Mutation Case No. 467/2015-16 and regular govt. rent paid by the LAND OWNERS/CONSENTING PARTY and regular rent receipt been issued by the state authority in favour of LAND OWNERS/CONSENTING PARTY.

AND WHEREAS the LAND OWNERS/CONSENTING PARTY were desirous of developing the said property in multi storied residential building/apartment according to the plans which has already been sanctioned from competent authority authorised officer Nagar Panchayat Bodhgaya under Memo No. 1170 dated 09.07.2015.

AND WHEREAS accordingly the LAND OWNERS/CONSENTING PARTY entered into Development Agreement with the Developer/Builder Ghar Aangan Developer Pvt. Ltd. through registered deed of Development Agreement bearing deed No. 2139 dated 30.01.2016 registered in Book No. 1 Volume No. 32 Page No. 34 to 51 C.D. 5 registered at registration office Gaya.

AND WHEREAS by virtue of the aforesaid Development Agreement the developer/builder herein became entitled to develop the said property by constructing multistoried buildings and sale of the same as per the share detailed and mentioned in Annexure I of the said Development Agreement.

AND WHEREAS the Second Party the purchaser being desirous to purchased the Flat No. ..... Block A, of **Sidheshwar Ghar Aangan Residential Complex** with parking space as well common portion has agreed to purchased which more details given under Schedule -2 of Part One of this indenture herein after called **the Unit** .

AND WHEREAS the First Party have also agreed to construct the said Unit (s) the parking space and proportionately the common portion for and on behalf of purchaser on the terms and condition here under contained.

AND WHEREAS the First party is also entering into separate agreements with several other person regarding flats and other tenements in the said building under construction to be constructed by the **GHAR AANGAN DEVELOPERS PVT. LTD.**. It is recorded that the possession of the said land will remain with the First party **GHAR AANGAN DEVELOPERS PVT. LTD.** and there shall not be question of any delivery or possession of land unless Unit(s) is constructed.

Definition: In this agreement unless it be contrary of repugnant to the subject or context, the word, terms and or expression hereinafter mentioned shall have the same meaning assigned to them as follow:-

(i) **Land Owners** :- The land owners shall mean the above named Party of the third part **1. Sidheshwar Leela Sai Realtors Pvt Limited, (2) Sri Om Prakash (3) Sri Rajeev Ranjan (4) Sri Shivjeet Kumar Sharma** and their respective administrator, legal representative and/or permitted assignee or successor in interest and/or assignee and the land owners being the consenting party and approver of the agreement.

(ii) **Developer**:- The Developer shall mean the above named **GHAR AANGAN DEVELOPERS PVT. LTD. through its Directors** and their respective administrator, legal representative and/or permitted assignee or successor in interest and/or assignee.

(iii) **Purchaser** : The Purchaser shall mean **……..**, At. ……., Town/District ……. , Second Party above named and its legal heir and successor.

(iv) **Land (detail of which is given in 1st schedule of Part-I)** : The land shall mean 33.25 decimals bearing Khata No. 928(n) Plot No. 41 (new) Thana No. 359 situated at Mouza Bodhgaya (Vidya Vihar Colony), P.S. & Anchal Bodhgaya under Bodhgaya Nagar Panchayat which is in possession of **GHAR AANGAN DEVELOPERS PVT. LTD..**

(v) **Unit** : The UNIT shall mean flat and/or apartment in 2nd schedule of Part-I, Residential Building with all fittings and fixtures therein and/or apartment thereof as is hereby agreed to be constructed by the **GHAR AANGAN DEVELOPERS PVT. LTD.** on behalf of the purchaser and more fully described in part I of the third schedule hereunder written and the details as embarked in the annexures forming part of this agreement as annexure I & II A, B and the details as annexure will be final.

(vi) **Common Parking Space** : The COMMON PARKING SPACE shall mean the space provided to the purchaser, if so desire, in the open land at the premises or in shade and/or on the specified ground floor of the building for parking of car/two wheelers, Flat owner will be provided sufficient space for parking 1 (one) of car/two wheeler in the common parking space at extra cost the details as embarked in the annexures forming part of this agreement as annexure I & II A, B.

(vii) **The covered area shall mean**: Covered area of Unit : wherever the same relates to the Unit, it shall the area of the unit computed by adding together the following;

i) The floor area comprised in the flat.

ii) Area of the walls and pillars (save walls separating the unit from the adjoining units of which only 50% to be added)

iii) The proportionate share in all the common area comprised in the building; e.g. staircase lobby, generator room/pump room, servant toilets and other common built up area.

iv) **Area of Building**: Wherever used to same relates to the building it shall mean the total covered area comprised in all the units in the Building **Sidheshwar Ghar Aangan Residential Complex**;

v) **Undivided share**: Shall mean the undivided and indivisible proportionate share in the land agreed to be purchased by the purchaser.

vi) **PROPORTIONATE SHARE OR PROPORTINATELY** shall mean the proportion in which the covered area of the building Provided That where it refers to the share of the purchaser in the rates and/or taxes amongst the common expenses then such share of the whole shall be determined on the basis on which such rates and for taxes are being respectively levied i.e. in case the basis of any level area, rental, income or user then the same shall be on the basis of area, rental income and user respectively.

vii) **Common portions**: The Common Portions shall mean the area, facilities and amenities in the building mint for common use by the co-owners of the building as more fully described in Third Schedule of Part-I hereunder written.

viii) **Common expenses**: The common expenses shall mean the expenses of the nature described in the Fourth Schedule of Part-I hereunder written.

ix) **Co-owner**: "The co-owner shall mean all persons who have agreed to own units in the building **Sidheshwar Ghar Aangan Residential Complex**;

x) **Sanctioned Plan** : The Sanctioned Plan" shall mean the plans for construction of the Building sanctioned by the authorised officer Nagar Panchayat Bodhgaya vide its order/permission dated 09.07.2015 contained under Memo No. 1170.

xi) **Common purpose** shall mean and include the purpose of keep management, maintenance, administration and protection of the common portion and the open Ind at the premises and the Building and the purpose of regulating actual rights & liabilities of the Co-owner of their respective units and all other purposes of matters in which the co-owners have common interest relating to the premises and the building.

xii) **Architect/Consultant** : The Architect/Consulting Engineer shall mean Architects/Engineer appointed by the **GHAR AANGAN DEVELOPERS PVT. LTD.** as Architects for the building from time to time.

xiii) **Date of possession** : The Date of Possession shall mean the date as defined in Clause 8 of the operative portion of this agreement .

xiv) **Singular** shall include the plural and vice/Versa as and when required/necessity in case of ambiguity.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the purchaser has examined the sanctioned plans thoroughly and satisfied himself about the right of the Land Owners/Developers GHAR AANGAN DEVELOPERS PVT. LTD. and manner and specification of construction and the measurement of the unit and agrees not to raise any question or objection in respect there of or any change or amendments that the Developers may make therein . If for any reason, any changes are required to be made by the sanctioning Authority, Architect or Developers resulting in reduction or increase in the above mentioned area of flat/parking space or its location, on claims, monetary or otherwise will be raised or accepted except that the rate per sq. ft. will be applicable on the changed area. If any difference is found at the time of handing over the actual possession of the said flat to the buyer the price will be adjusted accordingly. The Purchaser further confirm to have examined and accepted the title of the owners in respect of the land to be free from all encumbrances and agrees not to ever question and/or dispute the same and/or make any requisitions concerning the same.

2. That for the purpose of the agreement the Developer and the Purchaser agrees to follow the Building bye laws provisions, notifications, rules and regulations , Acts, and other directions of the Government Central or State , and the local authorities as issued by them , for regulating the construction , development lease or sale of the apartments and buildings.

3. That for consideration mentioned in part I of sixth schedule hereunder, The developer agrees to construct and complete and make tenable in the manner hereinafter mentioned the said unit, the parking space and the common portions. The said consideration includes the cost of construction and completion of the unit, the parking space if any and the common portions proportionately.

4. The developer shall construct and complete and make habitable the said unit, the parking space and common portions in the manner with the amenities and provisions as mentioned in the 6th schedule hereto by 3 years with a grace period of 6 months with good quality materials and good workmanship from the date of approval of the sanctioned plan or the development agreement whichever is later, as per specifications of Development Agreement as is Annexed in the 6th

Schedule, subject always to various flat buyers making timely payment if delay/days lost due to once major reasons caused by non-availability or essential items for construction, loss of working days due to bandh, lookouts etc. change of policy by the Government and local authorities and other causes beyond the control of the developers occurs, in that case, the time so lost shall further be added to the above mentioned period, besides the grace period of 6 moths. No claims by way of damages, compensation shall be against the Developers in case of delay in handing over the possession on account of the said reasons or any other reason beyond the control of the builder.

4.1 In cases the building are not complete or the flat to be Acquired by the buyer is not constructed (within 3 years) in normal condition (excluding the situation behind control of the builder), the amount received by the builder shall be refunded to the buyer with simple interest of 8% p.a. not other claim shall be made by the buyer/purchaser.

4.2 It is further clarified that the purchaser in no case will terminate the contract placed with the Developers. The remedy of the purchaser for default of the developers if any will only be to claim damages.

5. That the form and the terms, conditions and covenants of all documents to be executed in pursuance hereof shall be such as to be decided by the Advocate for giving effect to the Principal construction Agreement as supplemented by the these thereto and purchaser shall not raise any objection thereto and shall observe the covenants thereof.

6. That in addition to the said consideration, the Purchaser shall also pay to the developer the following:-

a. For Providing any work in or relating to the unit at the written request of the purchaser and for providing any necessary facility or utility in the said unit, common portins and/or portions in the said premises in excess of those mentioned in the sixth schedule hereto provided that it any work or provisions be for the purchaser in or common with some or all of the other co-owners the purchaser and all of such Co-owners shall the charges therefore proportionately & the purchaser shall be liable to pay only his proportionate share thereof.

7. That all betterment fees and similar levies. Fee, charges sales taxes if any charged or to be charged by the Government or Municipal Authority relating to the building or any part thereof, proportionately paid by the purchaser.

8. That the purchaser will be bound for any escalation due to change in revenue policy of the government.

9. That all the payment shall be made as per the payment schedule mention under schdule 6 of this deed.

10. That an interest @ 2 % per month will be payable, in case of delay in payment by one month on overdue amount by the purchaser.

11. That after taking delivery or possession of the unit(s) along with parking space, the purchaser will be exclusively entitled to possess the said unit (s) a and the space and is also entitled to let out, to rent, issues and make profit there from.

12. That the land Owners/Developer GHAR AANGAN DEVELOPERS PVT. LTD. will execute proper deed of conveyance in favour of purchaser after total payment of consideration made by the purchaser against the land and the unit and additional charges, if any with the land owner or their duly authorized representative being the consenting party.

13. That upon completion & delivery of possession the purchaser shall have acquired rights and interest in the building and in the said unit in no case, the purchaser will have any claim or right on the roof and/or terrace of the Building and/or other open and/or covered spaces in the premises and/or the building which are not expressly stated to belong to the purchaser and/or the co-owners. The purchaser shall not in any manner obstruct the developer in carrying out any work in any portion of the said premises and/or the Building so long as the purchaser's said rights over the unit the parking space and common portion be not unreasonably affect ed.

14. That notwithstanding the aforesaid the purchaser shall not sell encumber or enter into any deal with and/or enter into any agreement for the same with any reason or of any nature in regard to the said unit and the parking space until all amounts payable to the developer be not paid by the purchaser and until the date of possession without the written consent of the developer.

15. That during the construction and all items thereafter the said unit , the parking space (wholly) and the common portion (Proportionately) shall be at the risk of the purchaser who shall be liable to pay all amounts becoming payable hereunder and/or otherwise to perform all this covenant hereunder irrespective of any loss, destruction, acquisition and/or requisition.

16. That the Developers shall be entitled exclusively to on behalf of the purchaser all compensation becoming receivable in respect of the said unit the parking space, the common portion and the said undivided share until all the amounts becoming payable the purchaser to the developers hereunder be not fully paid and the purchaser shall co-operate therein and shall not obstruct not the same in any

manner whatsoever and shall also grant such authorities s be required thereof by the developers.

17. That the Purchaser shall take and or be deemed to have taken possession of the said unit and the parking space on the 15the day of service of letter/notice/information to the effect and shall for the purpose herein be deemed to be the “DATE of Possession” thereof irrespective of when the purchaser takes actual physical possession of the said unit.

18. That the purchaser shall take possession of the said unit on or before the date of possession after fulfilling all the covenants and until such fulfillment the developer shall not become liable to deliver such possession. This will be without prejudice to the other obligations, purchaser and also the developer’s other rights and obligations hereunder. It is also agreed and clarified that the developer shall have the option to withheld/delay/kept in abeyance the delivery of possession of the said unit until and unless conveyance of the said undivided share be executed and registered by the Owners/Developers in favour of purchaser as per and under the terms and conditions of purchaser’s earlier contract.

19. That after the date of possession, the purchaser shall not raise any objection or make any claim of any nature whatsoever regarding the construction of the said unit. The said unit shall for all intent and purposes will be deemed to be completed and the Developers provides reasonable egress and ingress thereto & water & electric connection (temporary or permanent) therein.

20. That it is further agreed that before the date of possession, the purchaser shall pay to the GHAR AANGAN DEVELOPERS PVT. LTD. Developer all amounts becoming due and payable hereunder, Pay to and/or deposit with the Developer the amount and for the purposes and on the conditions mentioned in part III & IV of the schedule here under besides Escalation charges, if applicable and payable to the developer the sales tax in respect of the work and suppliers as per the law if applicable, Execute the papers and documents required by the developer including those mentioned in the Eight Schedule hereunder.

21. That from and after the date of possession the purchaser covenants as follows :-

a. To co-operate with the developer by becoming member of the society and works relating to common purpose.

b. To observe the rules framed from time to time by the developer & the society for quiet and peaceful enjoyment of the building and said premises as a decent residential complex or reputed, respectable and well placed persons.

c. To allow the developer and its workmen to enter into said unit for the purpose of completion of construction of the building and acts relating to common purpose.

d. To pay and bear the common expenses proportionately.

e. To let out or part with the possession of the said unit only after prior information in writing to the Developer and to the Society of the full particulars of the occupant and the rent of all other charges and benefits receivable by the purchaser in respect hereof the Extent necessary for assessment of the liability for rates, taxes and impositions and/or management. It is being clarified that incase of transfer or sale, the purchaser will not be required to disclose to consideration or other terms of transfer.

f. To pay electric and other utilities consumed in or relating to the said unit.

g. To use the said unit only for the purpose of which it is intended. It is being clarified that the buildings are designed for residential purpose only.

h. Not to put any name plates on the outside wall or in inside wall of the unit or the building except the place as will be approved by the Developers and the society.

i. Not to change the outer elevation of the building.

j. Not to ever demolish or cause to be demolished any part of the said building nor shall be at any time make or cause to be made any new construction of whatsoever nature in the said building.

k. Not to make any addition or alteration to said flat without the previous consent in writing to the developer or society.

l. The payments and deposits shall be made by the purchasers mentioned in schedule 6th and also in when asked from time and within 7 days of the purchaser getting the bill for the same in the said unit at the above address of the purchaser.

m. Society shall manage and maintain the buildings and the said premises and/or do all works relating to common purpose and the purchase r shall pay to the society a fixed amount at the prevailing rate subject to minimum stated amount as mentioned in part-III of the sixth schedule.

n. All amounts to be deposited by the purchaser hereof shall be utilized only for the purpose for which the same are made subject to however other provisions hereof.

o. After completion of the Building in all respect, the purchaser shall join the society as soon as possible for maintenance and management and for other common purposes and the co-owners (including the purchaser) shall be made the proportionate shall holders thereof.

p. Purchaser shall bear and pay the proportionate share of expenses of the society.

q. The Developer shall transfer all his/their rights and obligation to the society in respect of the common purposes as per his/their option either upon the completion of the Building in all respect or earlier. The developer shall also transfer the residue then remain of the deposit as referred to in parts –III and IV of the sixth Schedule, if any made by the purchaser after adjusting all amount remaining due and payable by the purchaser and the amounts thus transferred shall hence forth be sol held by the society in the account of the purchaser for purpose for which the same is intended. The society of co-owners including the purchaser) shall however remain liable to indemnify the developer for all liabilities due to non fulfillment of their respective obligations hereunder.

22. That the society shall draw all rules and regulations for management and maintenance and all other documents for common purpose and/or in pursuance hereof and containing such covenants as is the sole discretion of the society which shall be accepted by the purchaser without any objection.

23. All stamp duty, registration charges and incidental expenses in addition to the Advocate fee as prevailing for nor relating to all documents as the purchaser envisaged here under shall be borne and paid by the Purchaser within 7 days of the same being demanded by the developer.

24. The purchaser agrees not to raise any objection to the draft to be prepared by the Advocate but shall have been liberty to seek reasonable clarification from the advocate.

25. That in case the purchaser commits default in fulfilling and observing its covenants herein contained and within the respective period as specified herein then and in such event the agreement shall stand terminated and all rights and claims of the purchaser against the Developer , the society and/or the said premises, the Building and/or the unit, the parking space shall stand extinguished and the undivided share and the right to receive the said unit the parking spaces and all other rights and interest of the purchaser in the unit and the Building and the said Premises shall also stand forfeited and/or vested in the Developer as the nominee for the purchaser without any right of the purchaser to receive any amount whatsoever paid hereunder, the Developer shall be entitled to have all such rights aforesaid transferred in its own favour and/or in favour of its nominee without anyway becoming liable to pay any amount or additional amount for the same to the purchaser.

26. That immediately upon termination or forfeiture of the rights and interest of the purchaser as mentioned in Clauses immediately hereinabove mentioned, the

purchaser shall hand over vacant possession to the Developer of the said Unit, the parking space and all other parts of the Building and the said premises in the possession by virtue hereof and the purchaser shall until such delivery of possession pay to the developer profits and/or damages to be calculated by the market l getting out value of the said unit and incase said unit be in occupation if any tenant or other occupant then become liable to pay to the developer the rent, licence fees and all together amounts whatsoever becoming payable by him in respect of the said unit and the purchaser shall not claim, demand or receive any such payment or obstruct in the developer collecting the same.

27. That without prejudice to the aforesaid, the Developer and after possession the society shall also be entitled to with held all utilities and facilities to the purchaser and/or the said unit including electricity and water supply and/or other services until the time the purchaser continues in default.

28. That in case the developer agrees to condone the default of the purchaser upon payment of all the amounts remaining unpaid then and in such event purchaser shall along with such arrears, also pay compensation for the loss and; or damages suffered by the Developer and also interest at the rate of 2% per month for the period of default of all amounts remaining unpaid.

29. That notwithstanding anything to the contrary elsewhere herein contained, the roof and/or terrace of the building shall always be the property of the owner and the purchaser shall have no right of any nature therein. The land owner shall always have the right to perfect further floor or floors above the existing sanctioned building and to own, use and enjoy the same with heritable and transferable right therein.

30. That all dispute and difference between the parties hereto in any way relating to or connected with the building and/or this agreement and/or anything done in pursuance hereof shall be ref erred to the Arbitrator for arbitration appointed by the Advocate and the award made by such Arbitrator shall be final and binding on the parties hereto. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act. 2003.

31. That only courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this agreement.

32. That all notices which has been delivered for dispatch to the postal authorities by registered post with acknowledgement due at the last known address of the addressee of the either party hereby either of the parties to other shall be deemed to have been served on the 7^{th} day from the date & the same.

33. All the schedules and Annexures I and II are integral part of this agreement.

SCHEUDLE ABOVE REFERRED

PART-I

SCHEDULE-1

All that piece and part of landed property along with the structure thereon measuring an area of 33.25 decimals over which residential building **Sidheshwar Ghar Aangan Residential Complex** proposed to be constructed, situated at Mouza Bodhgaya Vidya Vihar Colony P.S. & Anchal Bodhgaya Thana No. 359 Distt. Gaya Ward No. under Nagar Panchayat Bodhgaya .

Khata No.	**Plot No.**	**Area**
928 (n)	**41 (n)**	**33.25 decimals**

Boundary.

North	-	Arun Kumar
South	-	Concrete Road
East	-	Kumar Sidharth and Kumar Gaurav
West	-	Bhulal Yadav & other

Schedule-2

(The Unit)

All that the flat/apartment comprised in and bearing **flat No ....., Block A** on .2nd (SECOND) Floor, 3 (Three) BHK type in schedule-1 of the Sidheshwar Ghar Aangan Residential Complex Building and having a super built-up/Covered area of square feet and having proportionate saleable area/carpet area as based on the S.B.U Area as per the The Real Estate (Regulation & Development) Act, 2017, along with car parking and common portion and its proportionate share in land is as in Annexure IIA & II B bounded as below:-

Boundary.

North	-	Open Area
South	-	Flat No. 202
East	-	Flat No. 204
West	-	Open Area
Lower	-	Flat No. 103
Upper	-	Flat No. 303

Schedule-3

(Common Portion)

1. Common Parking space, common Path as, Passages, Driveways, from, back and side set backs of the building and main entrance to the Premise and the building.
2. Office cum security Guards Room;
3. Common Boundary walls and Main Gate;'
4. Drainage and sewage and all pipes and other installation for the same (except only those as per installed within the exclusive area of any unit and/or exclusively for its use).
5. Low tension and/or high tension electrical installations and its room (if any) and all electrical and other fittings (excluding only those as per installed within the exclusive area of any unit and/or exclusively for its use).
6. Stair Case, stair Case Landing and;/or mid landings on all floor in the Building.
7. Lift and Lift Area
8. Lobbies on all floors;
9. Tube well/.Deep Bore well and its installation ns, if any;
10. Water pump, water tanks and all common plumbing installations for carriage of water (save and exert those as are exclusively within and for exclusive use of any units).
11. Such other common parts, area, equipments installations, fittings fixtures and space in or about the premises and the building as are necessary for passage to and/or user of the Units in common by co-owners BUT EXPRESSLY EXCLUDING the and/or terrace and the pupate walls of the Building and covered area of units of other co-owners and the car parking spaces s may be demarcated by the developer from time to time if any on the open land at the premises of in the ground floor for exclusive use of any units Owner of Occupier.

Schedule-4

1. All cost of maintenance, operating, replacing, repairing, white washing maintaining, redecorating, reconstructing and/or lighting the common portions in the Building including their outer walls;
2. The salary of all person employed for common purpose including Guards, security personnel, plumbers, electricians etc
3. Insurance premium for insuring the Building.
4. All charges and deposits for supplies of common utilities to the co-owners in the common;
5. Water tax and other levies in respect of the premise and the Building save those separately assessed on the purchaser.
6. Cost of subscription for membership of Society.
7. Cost or running, maintenance, repairs and replacement of "

A) Transformers (if any)
B) Water purpose and its installation.
C) Deep tube well/Bore well (in any)
D) Generator and other common installations

8. Electricity charges for the electrical energy consumed at the common portions and/or for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions;'
10. The office expenses incurred for maintaining an office for running the Society.
11. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

Schedule-5

(Particulars of construction)

Constriction to be made and equipment, fittings and fixtures to be installed and provided in the Building shall be new and of standard make and of good quality a and according to the plans and advice of the architect including the following;

Ghar Aangan Developers Private Ltd.

"Sidheshwar Ghar Aangn Residential Complex**"**

STRUCTURE	R.C.C Framed Structure
LIVING ROOM,DINING ROOM & LOUNGE	
Floors	Tiles/laminated floor
External Doors and windows	Wooden/Ply board
Walls	POP Finish
Internal doors	Wooden/Ply board
BEDROOMS & DRESS	
Floors	Tiles/laminated floor
External Doors and windows	Wooden/Ply board
Walls	POP finish
Internal doors	Wooden/Ply board
TOILETS Floors	Anti Skid Ceramic/Vitrified Tiles
External Doors and Windows	Wooden/Ply board
Fixture and Fittings	All Provided of Standard Company make
Walls- Tiles in cladding up to 7' in shower area. Balance walls POP Finish	
Internal doors	Wooden/Ply board
KITCHEN	
Floors	Anti Skid Ceramic/Vitrified Tiles
External Doors and Windows	Wooden/Ply board
Fixture and Fittings	Marble Top with sink
Walls Ceramic Tiles 2' above counter. Balance walls POP Finish	
BALCONIES/VERANDAH	
Floors	Ceramic /Vitrified Mosaic Tiles
Railings	MS Railing as per Design
LIFT LOBBIES / CORRIDORS	

Floors	Ceramic / Mosaic Tiles/ Marble /Kota or equivalent
Walls	Oil Bound Distemper

Schedule-6

Consideration amount.

Schedule-6

Consideration amount.

Price basic : Built up Area ….. sq. feet Carpet Area…… Rs ……/-

(As in the Annexure II A & II B) Super Built Up Area:1208 sq. feet equivalent to the Saleable Area as proportionate as per The Real Estate (regulation & Development) Act, 2017.

Other Charges: Rs NIL

Total Rs…….

(Rupees Thirty Four Lakhs One Thousand Two Hundred only) plus Applicable G.S.T and required taxes etc. shall be payable extra.

Total Consideration : Rs……..

G.S.T and required taxes (As Applicable)

Total Amount Payable Rs…….

(Rupees ……..) plus Applicable G.S.T and required taxes etc. shall be payable extra.

Payment plan of Flat No. ..... BLOCK A, Sidheshwar Ghar Aangan Residential Complex will be as mentioned (All amount in Rs.) having Built Up Area 966. sq. feet Super Built Up area of 1208 sq. feet as in Annexure IIA and II B

At the time of Booking - 10% of the price Rs…….

Plinth Level- 15% xxxxxxxxxxxx

Ground Floor-15% xxxxxxxxxxxx

First Floor Casting-10% xxxxxxxxxxxx

Second Floor Casting-10%	xxxxxxxxxxxx
Third Floor Casting-10%	xxxxxxxxxxxx
Brick & Plaster Works-10%	xxxxxxxxxxxx
Flooring-10%	xxxxxxxxxxxx
Before Possession-10%	xxxxxxxxxxxx
Total -	Rs……../- only

(Rupees Two Lakhs Fifty Thousand only) .

Total Schedule Payment Required Rs. ……/- only

Rs. …….y/- plus G.S.T and required taxes

In consideration of a sum of Rupees …….. /- (as price of the Flat) buyer has paid a sum of Rupees Fifty One Thousand only (money receipt enclosed) and the balance amount i.e. Rs……./- only or say Rs. ……- plus G.S.T and required taxes applicable will paid by the buyer as agreed between the parties as per the payment plan Mention in here in above.

Note : The payment received was not as per the percentage and plan mentioned hereinabove , but on dates mentioned above for the amount convenient to the purchaser

Further the Stamp Charges of Agreement and Registration will be as applicable as per the rates applicable at the respective times and will be paid by the purchaser.

PART-II (Maintenance charges & Taxes)

The maintenance charges payable in pursuance of clause 20[m] of the operative provision of this agreement will be decided by the members of the society from time to time.

PART-III (Deposits)

(Particulars of items for which Deposits shall be made by the purchaser at or before the Date of Possession)

a) For security deposit of electric connection to the said unit and/of the building decided by the purchaser considering and in view of the prevailing amount fixed by the Electricty Board.

PART-IV

(Purchaser to pay at or before the date of possession of the said unit)

a) **For Stamp duty:** The purchaser shall also pay and/or deposit with the developer the estimated stamp duty and registration charges of all documents in pursuance of this agreement.

b) **Purchaser to pay all other amount** (if any) till the date of possession which becoming due and payable by the purchaser under the provisions of this agreement.

IN WITNESS WHERE of the parties here to have executed, signed. Sealed and delivered these presents on the day, month and year first above written.

WITNESS

SIGNATURE OF FIRST PART

SIGNATURE OF SECOND PART

SIGNATURE OF THIRD PART

SIDHESHWAR GHAR ANGAN RESIDENTIAL COMPLEX			
BLOCK A			
FLAT NO.	**BUILTUP**	**S.B.A. @ 20%**	**Round Figure**
X-101	880.84	1057.008	1057
X-102	927.3	1112.76	1112
X-103	1006.56	1207.872	1207
X-104	1025.18	1230.216	1230

BLOCK B			
FLAT NO.	**BUILTUP**	**S.B.A. @ 20%**	**Round Figure**
X-101	1026	1231.2	1231
X-102	1026	1231.2	1231
X-103	828.77	994.524	994
X-104	953.61	1144.332	1144

BLOCKC			
FLAT NO.	**BUILTUP**	**S.B.A. @ 20%**	**Round Figure**
X-101	1024.53	1229.436	1229
X-102	1049	1258.8	1258
X-103	818.03	981.636	981
X-104	891.73	1070.076	1070
X-105	997.53	1197.036	1197
X-106	476.09	571.308	571