

AGREEMENT FOR SALE

THIS Agreement for Sale is executed on this day of Day of
2018 of the Christian Era (Two Thousand and Seventeen of Christian
Era.)

BETWEEN

M/S ARANYA ENGICON PVT. LTD., a company incorporated under the Companies Act, 2013, having its Registered office- Mahavir market, c/o- Brij Bhawan, Prithivipur, Chiraiyatand, Patna-800001, corporate office Flat-101, Shankar Sadan Appartmnet, Sinha Lane, New Patliputra Colony, Patna-800013, Bihar, through its Director (1) Sri Amarjeet Nath, S/o- Sri Pradeep Kumar, At + P.O.- Gurua Dist- Gaya, Pin-824205, (2) Sri Kishore Kumar S/ o Sri Bangali Lal Mandal resident of Shio chak Mal, Mehandigunj, Jhaugunj, Patna here-in-after called "The Developer/Vendor", and which lies in his share, thus the Vendor has got absolute right and title to transfer the property fully described in Schedule-Third below, which terms or expression unless it be repugnant to the context/subject or meaning thereof shall mean and

include their executors, administrators, successors legal heirs and assigns, of the **FIRST PART**.

AND

....., Indian Citizen, hereinafter called the Vendee/Purchaser, which term or expression unless it be repugnant to the Context/Subject or the meaning thereto shall mean and include his /her/their heirs, administrators, executors, legal heirs and assigns, of the **SECOND PART** (Mobile No.....).

RECITAL

WHEREAS the Developer/Vendor **M/S ARANYA ENGICON PVT. LTD.**, through its Authorized Signatory and Managing Director (1) Sri Amarjeet Nath, S/o- Sri Pradeep Kumar, At + P.O.- Gurua Dist- Gaya, Pin-824205, (2) Sri Kishore Kumar S/ o Sri Bangali Lal Mandal resident of Shio chak Mal, Mehandigunj , Jhaugunj, Patna, have purchased the maximum land through three different registered Sale Deeds and also entered into Development Agreement through registered deeds executed by land owners and since then the absolutely came in peaceful possession over the entire said land, being absolute owner.

(i) That the land fully described in first Schedule below is the purchased property of **M/S ARANYA ENGICON PVT. LTD.**, through its Authorized Signatory and Managing Director (1) Sri Amarjeet Nath, S/o- Sri Pradeep Kumar, At + P.O.- Gurua Dist- Gaya, Pin-824205, (2) Sri Kishore Kumar S/o Sri Bangali Lal Mandal resident of Shio chak Mal, Mehandigunj , Jhaugunj, Patna, first part through different three registered sale deed bearing registered (1) Sale Deed No.- 10661/2016, Token No.-11349/2016, Volume No.-231, Page No.- 131 to 143, Dated- 12/09/2016, measuring an area of 51.587, Decimals, executed by (i) Sri Akhileshwar Nath Srivastava S/o Late Onkar, Nath Srivastava, (ii) Smt.

Seema Srivastava, W/o Sri Akhileshwar Nath Srivastava, both resident of- Samarpan, Moh- New Bailey Road, P.O.- + P.S.- Danapur, District- Patna, (2) Registered Sale Deed No.- 12350/2016, Token No.- 13161/2016, Volume No.- 263, Page No.-528 to 567, Dated - 26/10/2016, measuring an area of 43.0197 Dec.executed by (i) Sri Akhileshwar Nath Srivastava S/o Late Onkar, Nath Srivastava, (ii) Smt. Seema Srivastava, W/o Sri Akhileshwar Nath Srivastava, both resident of- Samarpan, Moh- New Bailey Road, P.O.- + P.S.- Danapur, District- Patna, (3) Registered Sale Deed No.- 2180/2017, Token No.-2371/2017, Volume No.- 41, Page No.- 111 to 120, Dated- 06/03/2017, measuring an area of 21 Decimal executed by (i) Sri Nandan Kishor Singh, S/o Sri Nathuni Singh, (ii) Sri Dhananjay Kuamr S/o Sri Nandan Kishor Singh, both resident of Village.- Godhana, P.O.- Neura, P.S.- Bihta, District- Patna, which are registered in sub-registry office - Danapur.

Whereas that the part land fully described in second schedule is ancestral land of land owners namely (1) Smt. Nirmala Devi W/o late Yogendra Prasad Singh, (2) Sri Satrunjay Kumar S/o Late Yogendra Prasad Singh, both resident of Village.- Godhana, P.O.- Neura, P.S.- Bihta, District- Patna at present resident of- 72, Kol Board Colony, Matkuriya, P.O.- + P.S.- + District- Dhanbad. That the said land is the ancestral land which was being partition amongst the co-sharer and one particular share was given to 1) Smt. Nirmala Devi W/o late Yogendra Prasad Singh, (2) Sri Satrunjay Kumar S/o Late Yogendra Prasad Singh and since then the above named landowners/landlord is absolutely inherited the said property and accordingly got their peaceful exclusive physical possession as it owners thereof,

That the Developer/Vendor **M/S ARANYA ENGICON PVT. LTD.**, through its Authorized Signatory and Managing Director (1)Sri Amarjeet Nath, S/o- Sri Pradeep Kumar, At + P.O.- Gurua Dist- Gaya, Pin-824205, (2) Sri Kishore Kumar S/ o Sri Bangali Lal Mandal resident of Shio chak Mal, Mehandigunj , Jhaugunj, Patna, has entered into registered

Development Agreement Deed No.- 9154/2016, Token No.- 9724/2017, Volume No.- 197, Page No.-236 to 253, Dated – 03/08/2016, measuring an area of 10.5875, Decimals, (3 Katha 7 Dhur 15 Dhurki 4 Furki), by land owners as referred above and since then they came in peaceful possession over the said land.

That after purchased the land in question mentioned in schedule first and thereafter through registered Development Agreement mentioned in schedule second and on negotiation offered by the land owner to construct a Multistoried Building upon it known as 'Aranya P.N.B Residency' Main Road Godhana, Bihta, Patna.

- (i) That the Building is going on to be constructed over the land and accordingly share of the land owners and Developer has already been distributed. Hence as per rule U/s -5, (1) and 5 (2) of The Bihar Apartment Ownership Act, 2006, Land owner and Builder are entitled to take their respective shares **accordingly** and as such, the above named Vendor has full and absolute right to transfer the flat etc. by way of absolute sale to different purchaser being bonafide owner over the same.

AND WHEREAS, the M/S ARANYA ENGICON PVT. LTD., being seized and possessed of and otherwise sufficiently and fully entitled to the free hold land fully described in the First Schedule and Second Schedule, desired to raise it above on the said piece of land for the development and construction of a Multistoried Building/Complex and built up flats and also spaces in the basement for parking cars etc.

Whereas, the property and the common facilities of the Apartment and undivided interest are not encumbered in any manner whatsoever on the date of execution of the deed.

And whereas in pursuant to the said Sale Deed and in execution the terms and conditions contained therein, the Developer/Vendor got a construction plan of the proposed multi storied building/complex namely 'Aranya P.N.B. Residency' Main Road Godhana, Bihta, Patna.

And Whereas in assertion of his right in the land and building namely 'Aranya P.N.B. Residency' situated at Main Road Godhana, Bihta, Patna, the Vendor/Developer entered into a negotiation with the Vendee of the Second Part and agreed to sale to the Vendee Flat No.----- of ---th Floor in Block- ----- having Carpet Area----- Square Feet and Super-built-up area measuring ----- Square Feet Model type ... BHK mentioned in details in Third Schedule hereunder and herein after referred to as the 'Said Unit' at and for an aggregate consideration of Rs.----- (Rupees ---- only) excluding GST @12% or any charges will be applicable according to GST Rules. He approached to the vendor and thus the negotiation for sale has been finalized **amongst themselves** in respect of the said Flat as fully described in Third Schedule below hereunder this deed of the said Building/complex including the proportionate share in the land as fully described in First Schedule/ Second Schedule below hereunder this Agreement. For Sale, out of that the Vendee has already paid an advance money of Rs.-----/- (Rupees ----- only) excluding GST@12% or any charges will be applicable according to GST Rules to the Developer/Vendor, details thereof, mentioned in the Fourth Schedule below.

And Whereas entire amount of consideration has been agreed between the parties to be paid in accordance with the mode of payment vide cash and cheque mentioned in the Fourth Schedule below.

And whereas the purchaser has requested the Vendor to grant and executed the conveyance of the said unit.

NOW THIS INDENTURE WITNESSETH AND AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Developer/Vendor shall construct and complete a multistoried building known as 'Aranya P.N.B. Residency' Main Road Godhana, Bihta, Patna over the said land in terms of the scheme framed by the Developer/Vendor described in the Fourth Schedule.

2. The Buyers/vendees have agreed to acquire from the Developer/Vendor the said flat described in the Third Schedule written hereunder for a total consideration of Rs.-----/- (Rupees-----only) excluding GST@12% or any changes will be applicable according to GST Rules in the mode and manner as prescribed in the Fourth schedule hereunder written and the Developer/Vendor has agreed to convey the same in favour of the Buyers/Vendees at the said consideration.
3. That the total consideration has been calculated on the basis of carpet area as detailed in the Second Schedule. In case of any difference is found in the area at the time of taking final measurement after completion of the building, the difference in the consideration amount shall be adjusted accordingly (as the case may be the difference amount shall be realized from either parties). The certificate of the Architect in this regard shall be final on both the Buyer/Vendees and the Developer/Vendor.
4. The said total consideration shall be paid by the Buyer/Vendee to the Developer/Vendor or its authorized representative in the manner set out in the Fourth Schedule hereunder written. It is also agreed that all such payments shall always be made by crossed A/c payee cheque or pay orders or demand draft/R.T.G.S./NEFT drawn on any bank of Patna in favour of the Developer/Vendor.
5. The Buyers/Vendees shall make full and final payment of all the amount under this agreement, whether demanded or not by the Developer/Vendor as per Fourth Schedule.
6. If the **Buyers/Vendees** fail to clear all the dues if any will have to pay dues along with 08% interest per annum within 60 days from the date of the said amount becoming dues, the Developer/Vendor shall be entitled to cancel the allotment of the said flat and allot the said flat to any other person and Developer/Vendor shall refund the paid amount to the Buyer/Vendee (Which has been paid by the

Buyer/Vendee to the Developer/Vendor) after 90 days from the date of cancellation after deducting 5% cancellation charge and service tax/ GST on the said consideration amount which is mentioned in the fourth Schedule.

7. As soon as the said flat agreed to be acquired by the Buyer/Vendee is completed by the Developer/Vendor or by his authorized representative, the developer/Vendor shall notify to the Buyer/Vendee about its completion and within 15 days of the notice given to the Buyer/Vendee shall take possession of the said flat after full and final payment or by depositing all amounts becoming due by the Buyer/Vendee under this agreement.

If the Developer/Builder shall not hand over the possession of the unit within stipulated period and Buyer /Vendee wanted to get his/her money back then Developer/Builder shall return the payments made by the Buyer/Vendee along with simple interest to the Buyer/Vendee or if the Buyer/Vendee wanted to get the scheduled Flat, the Developer/Vendor shall pay simple interest of Bank A/c on the total payments made to the Developer/Vendor over the delayed period to the Buyer/Vendee.

8. Provided further, if the entire consideration amount is paid by the Buyer/Vendee to the Developer/Vendor and the Buyer/Vendee observes all the terms and conditions and stipulation contained herein to be performed, the Buyer/Vendee shall be entitled to peacefully hold, possess, sell and enjoy the said Flat without any interruption after getting the Flat registered in his/her name.
9. After occupation, the Buyer/Vendee shall not use the said Flat for any purpose other than residential for which the said Flat is being acquired by him/her except with prior written permission from the Developer/Vendor the Buyer/Vendee shall keep the common area and the compound of the said building neat and clean in proper condition and shall neither occupy, interfere, hinder or keep or store

any goods, furniture's etc. in the common area and the compound of the said building nor shall use the same for any illegal purpose or in the manner which may invite and objection of the Buyers/Vendees of other flats in the said building or the said complex.

10. From the date of possession, the Buyer/Vendee agrees and undertakes to pay regularly and punctually the proportionate share of Municipal rents and taxes on the basis of Municipal Assessment and of all the outgoing calculated either on actual amount in respect of the said flat.
11. The Buyer/Vendee irrevocably agrees to abide by all the rules and regulations framed or to be framed at any time and from time to time by the Developer/Vendee or society, may call upon the Buyer/Vendee to do in the best interest of the building and the Buyer/Vendee of the other Flats in the said building.
12. The Buyer/Vendee shall carry out all internal repairs of the said Flat agreed to be acquired by him at his own cost and maintain the same in good condition.
13. The Developer/Vendor covenants with the Buyer/Vendee that the construction of the said building shall be completed within **Three years from the date of Map Approval with a grace period of six months** as such it has already approved vide **Plan Case No.-PMAA/PRN/GODHANA/BIHTA/B+G+8/15/ 2017**, from the concerned authority, provided that the time for completion shall be deemed to have been extended in the event of non-availability of building materials or delay in receipt of installments of the consideration amount from the Buyer/Vendee or delay due to Vis major means ('superior force', force of people or nature which cannot be stopped) clause, as provided herein. If the Developer/Vendor is not able to give possession of the said Flat to the Buyer/Vendee on the above amount or on any reasonable cause,

the Buyer/Vendee may not be entitled to any damage, whatsoever, but shall be entitled to receive back the entire money paid by him to the Developer/Vendor with Simple interest of Nationalized Bank in case of withdrawn the said unit.

14. The Buyer/Vendee covenants with the Developer/Vendor and through him with the Buyer/Vendee of the other Flats that they shall not ever demolish or caused to be demolished any part of the said Flat or any part and portion of the said building nor shall be at any time make or cause to be made any new construction disturbing the basic structure, of whatsoever nature, in the said building or any part thereof.
15. The Buyer/Vendee further covenants that he shall not make additions or alterations to the said Flat without the previous consent in writing from the society framed by the Developer/Vendor for the maintenance and upkeep of the said building.
16. That the brochure given at the time of booking was only for information. All the building plans, layouts, specifications, color schemes etc. are tentative and subject to variation and modifications as may be decided by the architect/company. Accessories shown in the brochure's layout plans of the flats such as photo, picture, scene, furniture, cabinets, electric appliances etc. are purely indicative and are not a part of sale offerings. Specification shall be provided as per the details laid down in this agreement mentioned in Schedule-4
17. The fitting, fixtures and amenities to be made and provided by the Developer/Vendor, shall generally confirm to the specifications detailed in Schedule four hereunder or as may be altered and/ or amended by the Architect. It's being agreed that after the date of possession and / or delivery of possession, whichever be earlier, the Buyer shall not be entitled to make any claim, whatsoever for these things or for any other such claim or claims.

18. All costs, charges and expenses in connection with the formation of the said co-operative/society as well as the cost of preparing executing and registering of the Agreement, Deeds of conveyance or conveyances/transfer deeds and any other documents and also the stamp duty as well as the registration charges as applicable at the time of conveyance of deed, shall be borne and paid by the Buyer/Vendee and the Developer/Vendor shall not contribute anything towards such expenses.
19. All letters receipts and/ or notices issued by the Developer/Vendor and dispatched under registered post to the above address or such other address as may be intimated by the Buyer/Vendee, shall be construed as a proper service to the Buyer/Vendee and shall be sufficient proof of receipt of the same by the Buyer/Vendee after the **7th day from the** dated of proper service upon the Buyer/Vendee.
20. The Developer/Vendor hereby agrees to liquidate all loans with interest thereon if obtained by the Developer/Vendor for the purpose of financing the constructions, before the final conveyance. It is, however, agreed by and between the Buyer/Vendee and the Developer/Vendor that neither Developer/Vendor nor society shall be responsible in any manner, whatsoever, in respect to the loan or loans arranged for the Buyer/Vendee and the Buyer/Vendee alone shall be responsible in any manner, whatsoever, in respect to the loan or loans arranged for the Buyer/Vendee and the Buyer/Vendee alone shall be responsible for the timely repayment of the same.
21. The Buyer/Vendee hereby agrees and undertakes to furnish, sign and verify all papers and documents as and when required by the Developer/Vendor or its authorized representatives for assisting the Buyer/Vendee in obtaining loans from banks and financial institutions..

22. The stamp duty, registration charges and other charges, if any, applicable at the time of registry, in respect of the said unit shall be borne and paid by the Buyer and that the Builder shall not be liable to contribute anything towards such expenses.
23. The Buyer agrees to acquire from the Builder the Said Flats hereinafter referred to as the said unit or more fully described in the Schedule-II hereunder at or for a total consideration as mentioned Schedule-fourth hereunder written and the builder has agreed to sell the same in favour of the Buyer at the said consideration.
- a) The said total consideration has been calculated on the basis of Carpet area.
 - b) The Price of the Flat is based on the prevailing market rate of the building materials labours and other inputs. There is no price escalation i.e., the cost of the construction shall not be affected with increase in market rate. It shall be fixed.
 - c) The said consideration shall be paid by the buyer to the builder as and in the manner set out in Part Schedule- fourth.
24. In case any dispute of difference arises then all the Matters would be subject to Patna Jurisdiction only.
25. All other agreement and /or arrangements or letters; assurances written, oral or implied hereto before made and which are in any way contradictory to or inconsistent with this agreement shall have no effect.
26. That in case of any sales tax, purchase tax, service tax, GST or any other Govt. Duty/Tax (Except Income tax), as prevailing, if payable, and after purchase of the aforesaid flat in relation to the said flat or the said building; the same shall be on the account of Buyers/Vendees.

RIGHTS OF THE BUYER/VENDEE

1. Each Apartment Owner shall comply strictly the bye-laws (decisions of the Association of the Apartment owners regarding sharing of common expenses, common profit, service charges) and with the covenants, conditions and restrictions set forth in the Deed of the Apartment, and failure to comply with any of them shall be a ground for action to recover sums due for damages, or for inductive relief, or both, by the Manager or Board on behalf of the Association of Apartment Owners, or, in a proper case, by an aggrieved apartment owner.
2. Every promoter or Developer or Builder shall make a full and true disclosure of the nature of his title to the land on which the Apartment are constructed.
3. Make full and true disclosure of all encumbrances on such land, including any title, interest or claim of any part in or over such land;
4. Give inspection on seven days notice or demand, of the plans and specification of the building, such as specification relating to structural safety against earthquake and fire, built or to be built on the land such plans and specifications having been approved by the local authority which he is required so to do under any law for the time being in force;
5. Disclose the nature of fixtures, fittings and amenities (including the provision for one or more lifts) provided or to be provided;;
6. Specify in writing the date by which possession of the Apartment is to be handed over (and he shall hand over such possession accordingly);
7. Make a full and true disclosure of all outgoings (including ground rents; if any, municipal or other local taxes, taxes on income, water charges and electricity charges, revenue assessment, interest or any mortgage or other encumbrances, if any);

8. As per section - 10 (4) (a) of the Act, the percentage of the undivided interest in the common areas, facilities shall have a permanent character, and shall not be altered without the written consent of all the Apartment owners.
9. The Buyer/Vendee is also entitled for the proportionate share of land along with their purchased Flat.

THE FIRST SCHEDULE

- (1) All the piece and parcel of land measuring an area of 51.587, Decimals situated at Mauza- Godhana, Pargana- Maner, Thana- Bihta, District- Patna, within jurisdiction of Sub-Registry office **Danapur** and Sadar Registry office **Patna** bearing Survey Thana No.-80, Tauzi No.-3735, Khata No.- 411, 411, 436, 436, 436, Survey Plot No.- 1804, 1804, 1803, 1803, 1803.
- (i) **Boundary for Khata No.- 411, Plot No.- 1804, measuring area 9.5, Decimals:-**
 North :- Main Road,
 South:- Pradeep Narayan Singh
 East:- Nilam Devi
 West:-Vishwanath Singh
- (ii) **Boundary for Khata No.- 411, Plot No.- 1804, measuring area 19, Decimals:-**
 North :- Part Plot No.- 1804
 South:- Sri Chotan Singh & others
 East:- Suresh Singh & others
 West:-Vishwanath Singh
- (iii) **Boundary for Khata No.- 436, Plot No.- 1803, measuring area 3.125, Decimals:-**
 North :- Main Road,
 South:- Part Plot No.- 1803 Smt. Seema Srivastava,

East:- Part Plot No.-1804 Smt. Seema Srivastava & Sri Akhileshwar Nath Srivastava

West:-Part Plot No.- 1803 Shatrunjay Singh & others S/o Late Yogendra Singh

- (iv) **Boundary for Khata No.- 436, Plot No.- 1803, measuring area 13.712, Decimals:-**

North :- Part Plot No.- 1803

South:- Sri Chotan Singh & others

East:- Part Plot No.-1804 Sri Akhileshwar Nath Srivastava & Smt. Seema Srivastava,

West:-Part Plot No.- 1803 Shatrunjay Singh & others S/o Late Yogendra Singh

- (v) **Boundary for Khata No.- 436, Plot No.- 1803, measuring area 6.25, Decimals:-**

North :- Part Plot No.- 1803

South:- Smt. Seema Srivastava,

East:- Smt. Seema Srivastava,

West:- Vibha Singh D/o Parshuram Singh.

Boundary of Total Area- 51.587 Decimal.

North:- Main Road

South:- Survey Plot No.- 1820 Nij Vendor

East:- Survey Plot No.- 1805 Suresh Singh & others

West:- Survey Plot No.- 1803 Nij Vendee M/s Aranya Engicon Pvt. Ltd. & Survey Plot No.- 1802 Vibha Singh & others.

- (2) All the piece and parcel of land measuring an area of 43.0197, Decimals situated at Mauza- Godhana, Pargana- Maner, Thana- Bihta, District- Patna, within jurisdiction of Sub-Registry office **Danapur** and Sadar Registry office **Patna** bearing Survey Thana No.-80, Tauzi No.-3735, Khata No.- 414, 414, Survey Plot No.- 1820, 1820.

- (i) **Boundary for Khata No.- 414, Plot No.- 1820, measuring area 21.5197, Decimals:-**

North :- Part Plot No.- 1802 & 1803, Parshuram Singh & Seema Srivastava

South:- Survey Plot No.- 119, Nathuni Singh

East:- Part Plot No.-1820, Sri Chotan Singh

West:-Part Plot No.- 1821, Sri Ajay Singh

- (ii) **Boundary for Khata No.- 414, Plot No.- 1820, measuring area 21.50, Decimals:-**

North :- Smt. Seema Srivastava

South:- Nathuni Singh

East:- Sri Suresh Singh

West:- Sri Ashok Singh

Boundary of Total Area- 43.0197, Decimal.

North:- Nij Vendee & Parshuram Singh

South:- Sri Nathuni Singh & others

East:- Sri Suresh Singh & others

West:- Sri Ajay Singh & others

- (3) All the piece and parcel of land measuring an area of 21, Decimals situated at Mauza- Godhana, Pargana- Maner, at present Thana- Bihta, District- Patna, within jurisdiction of Sub-Registry office **Danapur** and Sadar Registry office **Patna** bearing Survey Thana No.-80, Khata No.- 419, Survey Plot No.- 1819.

Boundary for Khata No.- 419, Plot No.- 1819, measuring area 21, Decimals:-

North :- Nij Kharidar M/s Aranya Engicon Pvt. Ltd.

South:- Survey Plot No.- 1818, Sri Bhagirath Singh

East:- Survey Plot No.- 1805, Sri Umesh Singh & others

West:- Survey Plot No.- 1823, Sri Meghnath Singh & others

THE SECOND SCHEDULE

All the piece and parcel of land measuring an area of 10.5875, Decimals, (3 Katha 7 Dhur 15 Dhurki 4 Furki) situated at Mauza- Godhana, Pargana- Maner, Thana- Bihta, District- Patna, within jurisdiction of Sub-Registry office **Danapur** and Sadar Registry office **Patna** bearing Survey Thana No.-80, Tauzi No.- 3735, Khata No.- 436, Survey Plot No.- 1803.

Boundary for Khata No.- 436, Plot No.- 1803, measuring area

10.5875, Decimals, (3 Katha 7 Dhur 15 Dhurki 4 Furki) :-

North :- Main Road

South:- Smt. Seema Srivastava

East:-Smt. Seema Srivastava

West:- Smt. Vibha Singh

THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO :-

(Description of the said unit)

All that Residential Flat No.--- on --th floor in Block----- of the building named "Aranya P.N.B. Residency" Main Road Godhana, Bihta, Patna having Carpet Area----- Sq. ft. super-built-up area measuring----- Sq. ft. Model type BHK and one reserved car parking space on ground floor/basement, and other amenities as also an undivided share in the land of the said "Aranya P.N.B. Residency" **Main Road Godhana, Bihta, Patna**, super built up area shall be aggregate of the following:-

Proportionate share in the land and in the building like staircase in all the floor, walls and its plant installation space, electrical space, common meter space, common passage on each floor and lobby on the ground floor, gen set room lift, water pump, water tanks, and electrical sub-station space etc. outside the said building are also taken into account as service area and the said flat is bounded as follows:-

BOUNDARY OF FLAT

North:-

South:-

East:-

West:-

THE FOURTH SCHEDULE HEREIN ABOVE REFERRED TO :-

(Mode of payment of consideration amount)

Total consideration Rs.----- (Rupees---- Only) excluding GST@12% or any changes will be applicable according to GST Rules shall be paid by the Buyer/Vendee to the Developer/Vendor in and within **7 days** of demand, and the amounts which have already paid details are as follows:-

Payment Details:

MODE	Rec. No.	Bank	Date	Amount	Service Tax/ G.S.T
Cash	---	---		----	Paid
Cheque			--/--/----	----	Paid
TOTAL					
(Rupees..... only)					

That Rest of the Amount of Rs.----- (Rupees----- only /-) Excluding GST @ 12% (or as applicable at the time of registry or any changes will be applicable according to GST Rules shall be paid by the Buyer/Vendee to the Developer/Vendor in and within **7 Days** of demand, And the amounts which have already paid details are as follows:-

Payment Schedule are as follows:-

Installment Due	Work Stage	Amount In Rs.
First Installment	At the time of Plinth work	Rs.
Second Installment	1 st Floor Casting	Rs.
Third Installment	2 nd Floor Casting	Rs.
Fourth Installment	3 rd Floor Casting	Rs.
Fifth Installment	4 th Floor Casting	Rs.
Sixth Installment	5 th Floor Casting	Rs.
Seventh Installment	At the time of brick work	Rs.
Eighth Installment	At the time of plaster	Rs.
Ninth Installment	At Finishing Work	Rs.
Tenth Installment	Before one month of	Rs.

	possession	
Total		Rs.

1. That the Rs.-----/- (Rupees ----- only) amenities charge and excluding GST Rules.
2. That Rs.----- (Rupees-----only) Life Time Free Maintenance charges including running charges, repairs, salaries of the employees (bill collector, guard, liftman, sweeper, electrician, plumber etc.) and G.S.T. would be paid by the Vendee to the Developer before one month from the date of possession of the flat.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO
(SPECIFICATION)

Structure:- Earthquake resistance, R.C.C. framed structure reinforced with ISI marked steel, designed by expertise engineers.

Flooring: - Entire floor of the flats and common space will be of marble/vertified.

Kitchen: - Granite kitchen platform with stainless steel sink and drain board, glazed tiles up to 2 ft height from working platform with provision for hot and cold water.

Bathroom:- Glazed tiles in eye soothing colour up to seven feet height and provision for hot and cold water system.

Window:- paneled wooden window frames/Aluminum.

Doors:- Entrance door of 32 mm thick ISI mark flush door shutters painted with two coats of synthetic colored enamel paint.

Finishing:- Wall & ceiling will be finished with POP, the external wall will be cement plastered & painted with weather coast paint.

Electrical:- Concealed electrification with ISI marked cable and Switch provision for adequate light & power, T.V. & Telephone.

Details Schedule of Aranya P.N.B. Residency

1. Total land of Apartment:-
2. Total Constructed Area of the Apartment:-

3. Total Area of the Flat No.-
4. Total Proportionate Share of the land to Vendee-
5. Total value of proportionate Share of the land to the Vendee:-

IN WITNESS WHEREOF, both the parties have subscribed their respective hands and the vendor has executed this deed of agreement for sale in favour of aforesaid vendee on these presents on the place, date month and year first above mentioned in presence of the following witnesses:

Witnesses

Vendor/Developer

1.

2.

**Signature of the
Buyer/Vendee**