Final Endorsement Middle English



बिहार BIHAR

Z 517373

Serial No. 9236 Deed No. 9105

Govt. of Bihar
District Registry Office ,Nawada
Summary of Endorsement

This document was presented for registration on **25/09/2017** by **Vinay Kumar (Director)**
A Stamp Duty of Rs. **76400**/- and other Fees of Rs. **2000**/- has been paid in it.
The document was found admissible for registration. Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse pages.
The document has been registered as Deed No. **9105** in Book No. **1**, Volume No. **132** on pages from **218** to **238** and has been preserved in total **21** pages in C.D. No. **21** / Year **2017**

Date: 25/09/2017 Token No: 9412 /2017 Signature with Date (Sushil Kumar Suman) Registering Officer, Nawada

AGREEMENT FOR SALE

THIS AGREEMENT made an NAWADA on this the 25th Day of MONTH September 2017

BETWEEN

1. M/s ANSHU AKANSHA ENGICON (OPC) PRIVATE LIMITED BEARING REGISTRATION NUMBER U45201BR2017OPC032074, HAVING REGISTRED OFFICE AT KUMHRAR BAITHAKA, BAHADURPUR, PATNA BIHAR INDIA 800026 ISHTALOK CONSTRUCTION, through its director Vinay Kumar Age about 44 yrs. S/o Vijay Mahto Mob.- 9304455893, hereinafter to as the "BUILDER" of the ONE PART.

(Which the expression shall include his successor, legal representatives, assigns and other representatives having interest in the property stated above)

District Registry Office,Nawada

Token Number 9412 | Reg. Year 2017 | Serial Number 9236 | Deed Number 9105

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Chetan Suhasaria						
Sig.	25/09/17						
Presented By	Vinay Kumar (Director)						
Sig.	25-9-017						
Executant	Vinay Kumar (Director)		N/A	N/A	N/A	N/A	N/A
Sig.	25-9-017						
Identified By	Praveen Kumar Thakur						
Sig.	25-9-2017						



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District Registry Office,Nawada

Token Number 9412 | Reg. Year 2017 | Serial Number 9236 | Deed Number 9105

PresType Name

Claimant Chetan Suhasaria

Sig. Chetan Suhasaria 25/09/17

Presented By Vinay Kumar (Director)

Sig. 25-9-017

Executant Vinay Kumar (Director)

Sig. 25-9-017

Identified By Praveen Kumar Thakur

Sig. Praveen Kumar Tha 25-9-2017

	Photo	Thumb	Index	Middle	Ring	Little
						
						
		N/A	N/A	N/A	N/A	N/A
						



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AND

2.Sri CHETAN SUHASARIA, AGE-32 YEARS MOB NO-9570588143 S/O SRI BIMAL KUMAR SUHASARIA, RESIDING AT-MANJUSHREE HOUSE, OPP DM RESIDENCE, RAM NAGAR NAWADA PIN- 805110 (BIHAR) (above named second party purchaser of the property stated in this sale deed)

(which the expression shall include his successor , legal representatives ,assigns and other representatives having interest in the property stated above)

DETAIL OF LAND LORD

1 SRI ARJUNLAL VISHWAKARMA, S/O LATE SITARAM MISTRI , MOHALLA RAJENDRA NAGAR NAWADA, PIN 805110

2. GEETA DEVI , W/O LATE LAKHAN LAL VISHWAKARMA R/O MOHALLA RAJENDRA NAGAR NAWADA ,PIN 805110

3. PRATIMA DEVI , W/O PYARELAL VISHWAKARMA R/O MOHALLA RAJENDRA NAGAR NAWADA , PIN 805110 (Bihar), is the absolute owner of the land fully described in schedule - "A" written hereunder.

4.SAHDEW LAL VISHWAKARMA, S/O LATE SITARAM MISTRI,MOHALLA RAJENDRA NAGAR NAWADA, PIN 805110

DETAIL OF LAND

AND WHEREAS by virtue of the terms and conditions of a Registered Deed of Development Agreement Dated .05/11/2016.. vide its registration No. 9667 OF 2016, Book No. 1,, Volume No. .143., Pages Nos.291 to .310 , PRESERVED in 20 pages ., C.D. No. 22. - Registration office for the Year-2016 registered at District Sub registrar at NAWADA between the Builder and the said owner as named above, the builder has framed a scheme to plan, Construct and sell a Multi Storied Building Complex named " **VISHWAKARMA COMPLEX**" on the aforesaid land for residential and commercial purposes comprising of several Flats and Parking Spaces etc.

CADESTRALSURVEY PLOT NO 1711, KHATA NO 380, TAUZI NO 5319(RS.KHATA NO 240,PLOT NO 3963) SITUATED AT MAUZA GONAWA MOHALLA GONAWA P.S. NAWADA, DIST NAWADA, MEASURING

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1.4 "COMPLEX" shall mean all Flats, Parking Spaces etc., to be constructed on the said land and to be known as **"VISHWAKARMA COMPLEX "**.

1.5 "UNIT" shall mean any one fiat with joint ownership of its floor roof and walls as mentioned in schedule "B" and shall also include the reserved car/scooter parking space if the same has been purchased by the buyer.

1.6 "BUILDING" shall mean the multi-storied building in which buyer has purchased his unit and/or units.

1.7 "THE PLANS" shall mean the plans and designs of the building/s to be constructed in **"VISHWAKARMA COMPLEX "** including any variations there in which may subsequently be made by the builder and/or architect.

1.8 "PARKING SPACE" shall mean the one Coverd car parking space reserved on the demised land or in the building sufficient for parking of a car /or scorpio, as described in the letter of allotment.

1.9 **"ARCHITECT" shall mean M/S ANSHU AKANSHA ENGICONS(OPC PVT LTD), Patna and/or such other person or persons or firm or company to whom the builder may appoint from time to time as the architect for the said complex.** Project scheme is **BASEMENT PARKING+ GMARKET +5 Is approved by CANARA BANK BORING ROAD BRANCH AND I.C.I.C.I BRANCH BORING ROAD. PROJECT SANCTIONED BY ARCHITECT BISHWAMBHAR PRASAD SINGH A.E-I.D COD J3587 W.R.D.BIHAR**

1.10 "OWNERS' ASSOCIATION" shall mean the Association to be formed; it's duly, constituted office bearers as also its successors, assigns and nominees.

PROPERTY DETAIL

2. The Builder shall construct a complex known as **"VISHWAKARMA COMPLEX "** over the said land described in the schedule - "A" written hereunder in terms of the scheme framed by the builder.

2.1 The Builder shall be entitled to make such changes, additions, and/or alteration in the said plans as the exigency of the situation or circumstances shall warrant or require.

2.2 The Buyer agrees to acquire from the builder the said flat along with the said parking space hereinafter jointly referred to as the **"SAID UNIT" more fully described in the schedule "B"** hereunder at or for a consideration as mentioned **in SCHEDULE "C"** hereunder written and the builder has agreed to transfer the same in favour of the buyer at the payment of the said consideration.

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2.3 The said total consideration has been calculated on the basis of Super-Built-Up Area as detailed in **Schedule-"B"**. In case any difference is found in the area at the time of taking final measurement after completion of the building the difference in consideration amount shall be adjusted accordingly. The certificate of the architect shall be final and binding on both the buyer and the builder.

CONSIDERATION CLAUSE

3. It is also agreed that all such payments shall always be made by crossed A/c Payee chques or Pay Orders or Demand Drafts only drawn on any bank in favour of the builder.

3.1 The buyer shall pay all taxes such as Service tax, Sales tax, Purchase tax, GST or any other Government Duty or Tax as applicable and payable in regard to purchase of the said unit. The buyer irrevocably agrees and undertakes to keep the builder indemnified against all or any such claim or demand that may be made by any Govt. Authority/s.

4. The buyer shall make timely payment of all amounts under this agreement on demanded by the builder, in default of payment of any amount in time the buyer shall pay to the builder interest at the rate of 18% per annum compounded every month on all the amounts which become due and payable by the buyer to the builder under the terms of this agreement, calculated from the date the said amount becomes payable by the buyer to the builder up to the date of payment. Provided that payment of interest shall not prevent the right of cancellation of this agreement by the builder on account of any default committed by buyer in payment of any amount payable by the buyer to the builder on due date.

5. If the buyer does not clear all his/her dues along with interest 18% per annum within 30 days from the due date of the said amount become payable and/or on the buyer committing breach of any of the terms and conditions herein contained, the builder shall be entitled at its own option to cancel and terminate this agreement in which event all right, title and interest of the buyer over the said unit shall stand extinguished and the buyer shall have no further right, title and interest over the said unit and the builder shall been titled to transfer the said unit to any other person. The builder apart from interest at the rate of 18% per annum on all delayed payments, shall also be entitled to a liquidated damages of 5% of the amount payable by the buyer to the builder on the date of termination of this agreement and the builder after making such appropriation shall refund the balance amount to the buyer within 180 days from the date of such termination. It is agreed by and between the parties that the liquidated damages of the aforesaid 5% are proper and reasonable.

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HANDOVER OF THE PROJECT

6. As soon as the said unit agreed to be acquired by the buyer is completed, the builder shall notify to the buyer of the said unit having been completed. The project completion period SHALL be 3 years from the date of agreement with the customer with a grace period of six months . If the builder fails to hand over the flat even after grace period he shall be liable to pay reasonable rate of rent at the prevalent market rate (which ever is higher) existing in that area to the customer till the handing over of the possession.

6.1. Within 15 days of the date of notice given to the buyer by the builder the buyer shall take possession of the said unit after full payment and/or deposit of all amounts becoming due by buyer to the builder under this agreement.

6.2 The buyer for the purpose of clause 6.3 given in the following paragraph shall be deemed to have taken possession of the said unit on the 15th day of the date of the notice of completion thereof as aforesaid (and such 15" day is hereafter called "the date of possession") irrespective of whether the buyer takes actual physical possession thereof or not.

6.3 After the date of Delivery of possession and/or 'the Date Possession" of the said unit whichever be earlier the same shall be at the risk and responsibility of the buyer.

6.4 If even after the 15th day of "**THE DATE OF POSSESSION**" the buyer fails to make full payment as aforesaid an take the delivery of possession, the builder shall been titled to terminate this agreement and sell the said unit at the entire risk and cost of the buyer and the buyer shall be liable to pay full costs, charges and expenses that may be incurred by the builder in connection with such sale and interest 18% per annum as stipulated in clause-4 above.

ABSOLUTE POSSESSION

7. Provided that the entire consideration amount and deposits etc. under this agreement are paid to the builder by the buyer and the buyer performs all the terms and condition and stipulations contained herein to be performed and observed, the buyer shall be entitled to peacefully hold, possess and enjoy the said unit without any interruption by any person or persons lawfully or equitably claiming for, under or in trust for the builder.

7.1 After occupation, the buyer shall not use the said unit for any purpose other than for residential purpose for which the said unit is being acquired by him. The buyer shall keep the common area and the compound of the said building and the said complex neat and clean and in proper condition and shall neither occupy, interfere, hinder or keep and store any woods, furniture etc. in common spaces, entrance stair cases etc. nor shall use the

8.3 The buyer further agrees and undertakes that the buyer always be bound to sign all papers and documents and to do all other things as the builder may require from the buyer from time to time in this behalf safe guarding the interest of the builder and the buyers of other units in the said building and/or the said complex.

8.4 The buyer further covenants and agrees that if the buyer is found to be habitual defaulter in payments of proportionate share in the common expenses detailed in caluse8 above or if the buyer in any way fails to perform and observe any of the stipulations on the buyers part to be observed or performed. The builder after giving warning or warnings as the builder may deem fit., may enter upon and resume possession of the said unit agreed to be acquired here under and everything whatsoever there on and this agreement shall automatically cease and stand terminated and deposit money or money already paid by the buyer to the builder shall stand absolutely forfeited to the builder and the buyer hereby further agrees to lose and forfeits all right title and interest of possession and enjoyment of the said unit and shall be liable to immediate ejectment as a trespasser and the builder shall be entitled to sell of the said unit at the risk and cost of the buyer and after adjusting full costs, charges and expenses incurred in connection with such sale and interest @ 18% per annum and 10% of the said sale price towards service charges the balance, if any, shall be paid to be buyer with 180 days of the date of receipt of full payment for the said unit from the purchaser of the said unit.

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RIGHT AND RESPONSIBILITY OF OWNERS

9. The buyer shall carry out all internal repairs of his said unit agreed to be acquired by him at his cost and maintain it in good condition state, order and repair and shall observe all the ruled and bye-laws of the Municipal Corporation and shall not do or suffer to be done any thing in or upon the said unit or the said building or the said complex which may be against the rules and bye-laws of the corporation, or any other local authorities and the buyer shall be responsible to Municipal Corporation and or any other local authorities for anything done in connection with the said unit and/or the said building and/or the said complex and shall be liable for the consequences thereof. The buyer shall also always keep the builder indemnified from all losses and payments which the builder may here to suffer or have to pay on the buyer's behalf at any time in future.

10. The builder shall have the first charges and lien on the said unit to be acquired by the buyer in respect of any amount liable to be paid by the buyer under the terms and conditions of this agreement and the buyer shall not sublet transfer, assign, sell, part with possession or in any way dispose off the said unit or his interest there in or there under without prior written consent of the builder to be obtained by the giving thirty days notice in writing to the builder. **Service tax is payable separately at existing rate.**

CONDITION COMPLIED AFTER SALE OF ALL THE FLATS

11. Not with standing any thing to the contrary elsewhere herein contained the builder may at its option and on receipt of full consideration for all the flats and parking spaces etc. and after the date of possession form an Association/s of the buyers of all such flats etc. in such event :

(A) The buyer agrees to become a member of such Association/s.

(B) The buyer shall pay Rs. *3770000/- thirty seven lakhs seventy thousand only)*

NOTE ;- CUSTOMER HAS PAID RS 100000/-(one lakhs RS only)- BY CHEQUE NO 559285 ON 30/07/2017

RS 400000/-(FOUR LAKHS ONLY) BY CHEQUE NO 406733 ON 25/09/2017.

BALANCE 3270000/- (thirty two lakhs seventy thousand only) IS DUE AS ON THIS DATE OF AGREEMEN OUT OF FLAT PRICE .

AND

IT INCLUDES ONE CAR /SCROPIO ETC PARKING AREA WITHOUT ANY EXTRA CHARGES,

(C) The buyer shall have no right, title or interest of any nature whatsoever in the common area save for the purpose of ingress and egress, right of easements, common right of use and enjoyment.

(D) All amount paid and/or to be, paid herein by the buyer to the builder shall duly be paid and be deemed to be the payments towards the proportionate land value and construction cost of the said complex.

(E) The buyer also agrees and undertakes to sign the entire necessary document required for the purpose of formation and/or registration of such Association/s.

11.1 The buyer hereby agrees to observe and perform all rules and regulations which the said Association/s may adopt at its inception and from time to time and at all times for protection, maintenance, observing and confirming to the building rules, the municipal bye-laws and regulations in force and for strict observance of the various stipulations and conditions laid down by the said Association/s relating to the use and occupation of the said complex.

11.2 In the event of the Association/s being formed and registered before the sale and dispose of by the builder of all the units including parking spaces in the said complex. The powers and authorities of the said Association/s so formed shall be subject to the over all authority and control of the builder in any of the matters concerning all the buildings in the said complex the construction and completion thereof and all amenities appertaining

to the same and in particular the builder shall have absolute authority and control as regards the unsold units and the disposal thereof and the buyer whether directly or through the Association/s exercising such right.

11.3 The buyer here by further agrees and covenants with the builder that all the rights, title and interest of the builder under this agreement shall Pass over to the said Association/s from the date or from which the builder specially transfers such rights, title and interest under this agreement. It is specifically understood and agreed that in order to safe guard its interest, the builder may at its sole discretion transfer such rights, title and interest in part or parts different stages and on different dates.

12. **The builder covenants with the buyer that the construction of the said building shall be completed by three years with no grace period, provided however, 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 buyers of other units and/or delay due to any reason beyond the control of the builder and **"FORCE MAJEURE"**.

12.1 Save as provided herein if the builder is not able to give possession of the said unit to the buyer on the above account or on account of any reasonable cause the buyer shall not be entitled to any damages whatsoever, but he shall be entitled to receive back the entire money paid by him to the builder towards consideration of the said unit together with simple interest thereon calculated at the rate of 10% per annum from the date of such payment or payments until the date of repayment by the builder.

13. The buyer shall at no time demand partition of his interest, if any, in the said land, the said building and the said complex or in any part thereof. It being hereby agreed and declared by the buyer that his interest in the said land, the said building and the said complex is impartibly.

13.1 The buyer covenants with the builder and through them with the buyer of the other units that he shall not even demolish or cause to be demolished any part of the said building or any part or portion of the other buildings nor shall beat any time make or cause to be made any new construction of whatsoever nature in such complex or in the said building or any part thereof. The buyer further covenants that he shall not make any additions or alternations to the said unit, without the previous consent in writing of tht building or the said Association/s when formed.

13.2 The buyer hereby undertake and agree that he shall not do any act, deed or thing whereby the construction of the said complex including the said building and the said unit be delayed or impeded in any manner whatsoever.

13.3 The buyer further agreed irrevocably and undertaken that neither the buyer nor his/her heirs, successors, assignees and/or his/her Association shall have any claims, demands, right, title interest, share and possession of any nature at any time in future, in any flat/s constructed in the ground floor of the building for the specific use and occupancy of the land owner and the builder.

14. The buyer shall have no claim save and except in respect of the said unit hereby agreed to be acquired and detailed and explained in the **SCHEDULE- "B"** hereunder given. It being agreed that all common spaces, open spaces, lobbies, stair cases, roof and/or terraces of all the building and unsold units etc. in the said complex shall remain the exclusive property of the builder.

15. All costs, charges and expenses in connection with formation of said Association/s as the case may be as well as the costs of the preparing executing and registering of the Agreement, Conveyance, Transfer Deeds and any other documents required to be executed by the builder as also the professional costs of the attorneys of he builder for preparation and approving such documents and also the stamp duty applicable at the time of Conveyance, shall be borne and paid proportionately by the buyer, and that the builder shall not be liable to contribute any thing towards such expenses. The expected proportionate share of such costs, charges and expenses shall be payable in advance by the buyer immediately on demand being made by the builders on this behalf.

15.1 In case any security of deposit is demanded by the Electricity Authorities, Municipal Authorities or any other Local Authority for supply of Electricity, Water, Gas or any other facility of utility or amenity. The buyer shall contribute proportionately towards which security or deposit as shall be determined by the builder.

16. Any delay or indulgence by the building in enforcing the terms of this agreement or any forbearance of giving of time by the builder to the buyer shall not be construed as waiver on the part of the builder of any breach or non-compliance of any of the terms and conditions of this agreement by the buyer nor shall the same in any manner prejudice or limit the rights of the builder.

17. All letters, receipts and/or notices issued by the builder and dispatched BY speedpost, or email etc to the above address or such other address as may be intimated by the buyer shall be sufficient proof of receipt of the same by the buyer on the 14th day from the date of dispatch.

18. In case at any time hereafter and before or after the completion or transfer hereunder the land and/or any of the building thereon or any unit herein or any part thereof (complete or incomplete) be acquired by the Government or any other statutory authority under any law for the time being in force due to any reason whatsoever, then and in such event the

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13.3 The buyer further agreed irrevocably and undertaken that neither the buyer nor his/her heirs, successors, assignees and/or his/her Association shall have any claims, demands, right, title interest, share and possession of any nature at any time in future, in any flat/s constructed in the ground floor of the building for the specific use and occupancy of the land owner and the builder.

14. The buyer shall have no claim save and except in respect of the said unit hereby agreed to be acquired and detailed and explained in the **SCHEDULE- "B"** hereunder given. It being agreed that all common spaces, open spaces, lobbies, stair cases, roof and/or terraces of all the building and unsold units etc. in the said complex shall remain the exclusive property of the builder.

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16. Any delay or indulgence by the building in enforcing the terms of this agreement or any forbearance of giving of time by the builder to the buyer shall not be construed as waiver on the part of the builder of any breach or non-compliance of any of the terms and conditions of this agreement by the buyer nor shall the same in any manner prejudice or limit the rights of the builder.

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18. In case at any time hereafter and before or after the completion or transfer hereunder the land and/or any of the building thereon or any unit herein or any part thereof (complete or incomplete) be acquired by the Government or any other statutory authority under any law for the time being in force due to any reason whatsoever, then and in such event the

compensation money shall be exclusively receivable by the builder for which purpose the buyer hereby irrevocably appoints the builder as his true and lawful attorney to claim and receive all such compensation moneys.

18.1 In case the construction of the said unit has been completed then all outstanding accounts payable under this agreement to the builder by the buyer together with interest there on (at the rate of 18% per annum with quarterly rests from the date of acquisition up to the date of receipt of compensation money) shall be retained by the builder and balance, if any, shall be paid to the buyer.

18.2 In case the construction of the said unit has not been completed then all costs and expenses of the builder in relation to the construction cost and development charges of the land and building together with interest there on (at the rate of 18% per annum with quarterly rests up to the date of the receipt of the compensation money) and also together with a remuneration of 10% (Ten percent) of such total cost and interest from the such compensation money as mentioned in clause 18 shall be retained by the builder and the balance, if any, shall be paid to the buyer.

19. The buyer here by agrees that the builder shall be entitled to create equitable or any legal mortgage of the land and buildings in the said complex either in full or in part for either obtaining loan for itself from any bank or institution or any third party for the purpose of construction of the said building land/or the said complex.

20. The builder hereby agrees to return all loans and interest thereon, if obtained by the builder for it self for the purpose of financing the construction before the final conveyance of the individual units to individual Buyers or of the complex to the said Association/s as the case may be.

21. In case the buyer has observed and has strictly followed all the terms and conditions of this agreement, and gives a written notice to cancel this agreement, then in that event the builder shall cancel this agreement and after deducting 5% of the total consideration amount for the said unit from the amount received from the buyer till that date, refund the balance amount to the buyer within 180 days and/or after re-sale of the said flat whichever will be on later stage from the date of such cancellation. However, the buyer shall be entitled to exercise this option within a period of six months from the date of this agreement where after this clause shall automatically be deemed to have become in operative and enforceable.

22. (A) The Buyer Shall have The rights To get The Transfer Of said property either in his favour or in favour of his nominees to which the builder shall not have any objection.

(B) The builder will not have any right, interest, or liens on the said property after registry, The Buyer will be its sole owner all intents or purpose after registry.

(C) The builder shall transfer the flat free from all liability and shall be exclusive property of the buyer.

(D) The builder shall handover the original title documents in respect of property to the buyer at the time of execution and registration of sale deed or at the time of handing over the possession of property.

(E) The builder shall make sure the buyer that the above property will be free from all sorts of encumbrance, such as lien, sale, gift, exchange, dispute, litigation, injunction, attachment, pledge and decree of any court of law if proved the builder shall be liable and responsible for same and the buyer have rights to recover the entire amount with cost and expenses from the builder.

23. In case any dispute or differences arises :

(A) Before the Delivery of Possession and/or the Date of Possession between the Builder and the Buyer relating to the interpretation of any of the terms and conditions of this agreement, then the same shall be referred to the arbitration, such arbitration shall take place in accordance with the provisions of the Indian Arbitration and conciliation Act 1996, as amended from time to time.

(B) After the Delivery of Possession and/or the Date of Possession in matters not specifically stipulated in this agreement and also in case of any dispute or any question arising at any time between the buyer and any employees of the builder or any other buyer or buyers of the other units, all such matters shall be referred to the arbitration of the builder or to the nominee or nominees of the builder. Such arbitration shall take place in accordance with the provisions of the India Arbitration and Conciliation Act, 1996 as amended from time to time and shall be final and binding upon all.

24. The courts having original jurisdiction in the town of Nawada alone shall have the jurisdiction in all matters relating to or arising out of this agreement.

25. All others agreements and/or agreements here to before made and which are in any way contradictory to or inconsistent with this agreement shall have no effect.



IN WITNESS WHEREOF the parties here to have executed and delivered these presents in original & its duplicate carbon copy on the day, months and year first above written.

EXECUTED AND DELIVERED BY THE BUILDER HERE IN THE PRESENCE OF	EXECUTED AND DELIVERED BY THE BUYER
WITNESSES :	WITNESSES :
1. Baveen Kumar Thakur S/o - Suresh Basad Sharma At - Rajendra Nagar PO + PS + DIS - Nawada 25/09/2017	1. Rahul Prakash S/o Madan Mohan Prasad R/o New area P.S + Dist - Nawada 25/09/2017
2. Amit Kumar S/O - Late Lakhan lal Viswakarma R/O - Rajendra Nagar, Nawada PS + Dis - Nawada 25/09/2017	2. Amit Kumar Baranwal S/o - Shrawan Kr. Baranwal, R/o - Old Jail Road Nawada - 805110, 25/09/17





25-9-017

Chetan Anhosaiwal
25/9/17.

25-9

THE SCHEDULE "A" ABOVE REFERRED TO

All that piece and parcel of land of "**VISHWAKARMA COMPLEX** " owned by CADESTRAL SURVEY PLOT NO 1711, KHATA NO 380, TAUZI NO 5319 (R.S KHATA NO 240, R.S PLOT NO 3963) SITUATED AT MAUZA GONAWA MOHALLA GONAWA P.S. NAWADA, DIST NAWADA, MEASURING AREA ABOUT 13 DECMIL , THANA NO 367 , ANCHAL NAWADA, EAST TO WEST 142ft SOUTH TO NORTH 40ft

BOUNDARY;-

NORTH ;- PLOT NO 1711

SOUTH;- DAIRY FARM

EAST;- SADAK

WEST;- PLOT NO 1711

(HASIL PROPERTY SALE DEED , DEED NO 3485, VOL NO 133/82 PAGE NO 59 TO 64 DATE 26/02/1982, DIST REGISTRY OFFICE NAWADA, JAIRAM JAGMAL , S/O JAGMAL DEVRAJ , VILL NAWADA) jointly owned by

1 SRI ARJUNLAL VISHWAKARMA, S/O LATE SITARAM MISTRI , MOHALLA RAJENDRA NAGAR NAWADA, PIN 805110

2. GEETA DEVI , W/O LATE LAKHAN LAL VISHWAKARMA R/O MOHALLA RAJENDRA NAGAR NAWADA ,PIN 805110

3. PRATIMA DEVI , W/O PYARELAL VISHWAKARMA R/O MOHALLA RAJENDRA NAGAR NAWADA , PIN 805110

4. SAHDEW LAL VISHWAKARMA, S/O LATE SITARAM MISTRI, MOHALL RAJENDRA NAGAR NAWADA, PIN- 805110

COMPRISING 3 BED ROOMS , 2 BALCONY, 2 LATRINE AND 2 BATH ROOMS, 1 1 DINNING AND 1 DRAWING ROOM , 1 KITCHEN ,WITH ONE CAR/SCORPIO ETC PRKING AREA.

THE SCHEDULE "B" ABOVE REFERRED TO

1. All that flat No. 1(C) on 1ST Floor of the building named "VISHWAKARMA COMPLEX" having 1450 SQFT sq. ft. super built up area, which shall be aggregate of the following.

2. BOUNDARY OF THE FLAT IS AS FOLLOW;-

EAST;- **1(B)**

WEST;- OPEN SPACE

NORTH;- **1(D)**

SOUTH;- OPEN SPACE

(A) Carpet area comprised within the said unit. However, the roof of the said unit shall be used both as the roof of the said unit as well as the floor of the unit or units constructed above it. Similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it ad the floor of the said unit shall belong jointly to the buyer and buyers of other units directly above and below the said unit.

(B) Area of the wall and columns, if any, within and outside the said unit save the wall or walls separating the said unit from the other units on the same floor which shall belong jointly to the buyer and buyer or buyers of the other unit or units and in which case 50% (Fifty percent) of common walls shall be taken into account.

(C) Proportionate share in the land, common space and common services in the said building namely Stair case and Stair case Landings lift and lift landing on the all the floors, Common Electrical Meter Room, Common Passage and lobby on all floors, Water Pump Rooms, Care taker Room/Guard Room, Common servants Toilets, Generator Room, etc.

2. Reserved Car Parking Space (Covered) will be allotted after completion of construction work of the said building in ground floor.

PART OF THE SCHEDULE "C" ABOVE REFERRED TO

I. CONSIDEREATION SCHEDULE :

II. MODE OF PAYMENT 3270000/-(THIRY TWO LAKH SEVENTY THOUSAND) will be paid as under

III. First floor casting 10%

IV. Second floor casting 10%

V. Third floor casting 10%

VI. Forth floor casting 10%

VII. Fifth floor casting 10%

VIII. Brick work 20%

IX. Finishing 25%

X. Handing over 5%

XI. Project is proposed to be completed up to Three years subject to favorable conditions without any grace period shall be given to the builder for final competition and handing over in habitable condition to the customer.

XII. After the grace period if builder seeks further time to construct and hand it over to the buyer he shall pay monthly rent to the customer existing in the area after six month.

XIII. In case customer does not pay the balance within three months of the agreement he shall be liable to pay interest on delayed payment at bank rate.

Cost on account of Flat No.**1(C)** on **1ST** Floor in "VISHWAKARMA COMPLEX.. APARTMENT.

(A) Cost of the said Flat with SUPER BUILTUP

AREA – OF 1450 @2600/-SQFT Sqft Rs 3770000/-(THIRTY SEVEN LAKH SEVENTY THOUSAND RS ONLY)

WITH Single Phase Four K.W.

Electric Connection,.with one car/scorpio parking area.

Total: Rs. 3770000/-(/-(THIRTY SEVEN LAKH SEVENTY THOUSAND RS ONLY)

II. PAYMENT SCHEDULE

At the time of Booking - Rs 100000/-(one lakhs)

Payments received at the time of agreement : Rs 400000/-(four lakhs)

Balance due OF FLAT with one car/scorpio parking : Rs 3270000/- (thirty two lakhs seventy thousand rs only)

III. BALANCE PAYABLE DURING THE CONSTRUCTION OF THE FLAT :

Grand Total Rs.3270000/- (THIRTY TWO LAKHS SEVENTY THOUSAND RS ONLY)

GENERAL SPECIFICATION OF APARTMENT

1. **STRUCTURE;-** R C C PILE FOR EARTH QUAKE RESISTENCE.
2. **ROOF;-** R C C SLAB
3. **FLOORING, DADO,& SKIRTING;-**

A. **FLATS;-** CERAMIC TILES FLOORING IN ALL; AREAS OF FLATS

B. **KITCHEN;-** TWO FEET WIDE GREEN MARBLE ,COOKING PLATEFORM WITH 2FT HIGHT GLAZE TILE ABOVE COOKING PLATFORM WITH S S SINK , 15 AMPEAR POWER PLUG

C. **TOILET;-** CERAMIC FLOOR TILES WITH DADO UPTO 6FT HIGHT GLAZED COLOUR TILES , HOT AND COLD WATER ARRANGEMENT WITH G I PIPES STANDARD C.P. FITTINGS AND WHITE VITREOUS / PARRY WARE / HIND WARE CHINA CLAY SANITARY WARE FIBRE BODY SYSTEM. ONE INDIAN TYPE AND ONE ENGLISH TYPE COMMODE SHALL BE PROVIDED .

D. **STAIRCASE ;-** KOTA STONME IN CORRIDORE AND LANDINGS

E. **PARKING;-** PAVERS/ CHCKRED TILES / CRAZY FLOOR .

4. **ELECTRICAL;;-**ALL INTERNAL WIRING IN COPPER CONDUCTOR USING CONCEALED P V C CONDUCTS , ALL ELECTRICAL SWITCHES AND ACCESSORIES OF STANDARD MAKE , ONE T V , POINT AND ONE TELEPHONE POINT PROVIDED IN DRAWING ROOM OF EACH FLAT. ADEQUATE POWER POINTS SHOCKETS OUTLETS PROVIDED IN EACH FLAT
5. **EXTERIOR** FINISHING;- ALL EXTERNAL PLASTER SURFACES PAINTED WITH WEITHER COAT PAINT
6. **INTERIOR;-** ALL INTERNAL WALLS AND CEILINGS SHALL BE PLASTERED AND P O P
7. **DOOR;-** WOODEN DOOR FRAMES WITH 32 mm THICK FLUSH DOOR SHUTTERS PAINTED WITH TWO QUOTED OF SYNTHETIC ENAMEL PAINT OVER QUOTE OF PRIMER
8. **WINDOWS;-** FULLY GLAZED ALLUMINIUM /WOODEN WINDOWS
9. **BORING;-** ONE NUMBER DEEP TUBE WELL GARVEL BORING WITH SUBMERSIBLE MOTOR AND PUMP WILL BE PROVIDED
10. **LIFT;-**ONE SIX PASSANGER STANDARD MAKE LIFT SHALL BE PROVIDED
11. **GENERATOR;-** ONE STANDARD MAKE GENERATOR SHALL BE PROVIDED

12. **INTERCOM;-** INTERCOM FACILITY FOR SECURITY PURPOSE SHALL BE PROVIDED
13. **FIRE SAFETY;-** FIRE SAFETY EQUIPMENT SHALL BE PROVIDED IF REQUIRED.
14. **SEWERAGE;-** SEWERAGE LINE FROM TOILETS CONNECTED WITH SAFETY TANK AND WASTE WATER / STORM WATER PIPE CONNECTED WITH MAINWHOLE.
15. **WATER TANK;-** ONE OVERHEAD WATER TANK SHALL BE PROVIDED AT THE TOP OF MUMPTY

TRANSFORMER;- ARRANGEMENT OF TRANSFER SHALL BE MADE

AUDA 3412
25-9-017