AGREEMENT FOR SALE

This **Agreement for Sale ("Agreement") executed on this ….. Day of ……, 2026(Two Thousand Twenty Six).**

BY AND BETWEEN

SATVIKA STARS PRIVATE LIMITED, (PAN-ABLCS6018F, GSTIN-10ABLCS6018F1ZW), a company incorporated under the Companies Act, 2013, vide its Corporate Identity Number-U43299BR2023PTC064925, having its registered office at House No.-B/231 "Prabhawati Niwas" Ground Floor, Sri Krishna Puri, Boring Road, P.O.-G.P.O., P.S.-Sri Krishna Puri, Town and District-Patna in the State of Bihar, PIN-800001, represented by its Director **MR. SUBODH VERMA (Aadhaar No.-4715 2191 1900, Mobile No-8709595001),** Son of Late Devki Nandan Prasad Verma, resident of 3rd Floor "Indu Niketan", Basawan Park Lane, P.S.-Sri Krishnapuri, Town & District-Patna in the State of Bihar, PIN-800013, Nationality-Indian, hereinafter referred to as the **"PROMOTER/ DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being or the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

AND

MR./MS. …….., (Aged About-….. Years, Mobile-……, PAN-……., Aadhaar No. ……), Son/Wife of Mr. ……., resident of ……...…… ……., P.S.-……., P.O.–……., District–…….. in the State of ……, PIN–……., Nationality–Indian, hereinafter called the **"ALLOTTEE/PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns).

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

DEFINITIONS:

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

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

(b) **"Appropriate Government"** means the State Government;

(c) **"Rules"** means the Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2017;
(d) **"Regulations"** means the Regulations made under the Real Estate (Regulation and Development Act, 2017;
(e) **"Section"** means a section of the Act.

WHEREAS:

A. the aforesaid Promoter/Developer **SATVIKA STARS PRIVATE LIMITED** is a company, having its primary objective to buy, sell, develop and deal in Land and Building including residential Flat/Apartment, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchasers/s.

AND WHEREAS, in order to achieve the above objective, the aforesaid Promoter/ Developer **SATVIKA STARS PRIVATE LIMITED**, through its authorized Director **SUBODH VERMA**, Son of Late Devki Nandan Prasad Verma entered into registered Development Agreements/Absolute Sale deed total land measuring 10120.64 Square Meter equivalent to 250.00 Decimal, Land bearing Mauza–Sikandarpur, Thana No.-17 (Seventeen), Tauzi–5855 (Five Thousand Eight Hundred Fifty Five), Khata No.-238 & 260 and Cadastral Survey Plot No.-753,754,757,758 and 759 Situated at Mohalla-Sikandrapur Mithila Colony Se Dakshin Chawar, Pargana–Phulwari Shariff, P.S.–Danapur, Town and District–Patna in the State of Bihar.

(1) **vide deed no.- 7854, serial no 8057 and application no. 240500032469, dated- 17-10-2024 executed by the following land owner** :-

(I) Mr. Neelam Akash, S/o: Krishan Nivas Manmohan resident of Nava Nagar, P.O. Nava Nagar, P.S – Bidupur, District – Vaishali (Bihar), Pin – 844503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166249, Bhag Bartman : 124, Page No :02.

(II) Mrs. Madhu Kumari, W/o Bigu Kumar, resident of Flat No. A- 608, Gulmohar Kashyap Green City, Abhimanu Nagar, Kothawa Road, P.O.: Sahay Nagar, P.S. : Rupaspur, District – Patna (Bihar), Pin – 801503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166231, Bhag Bartman : 123, Page No :84.

(III) Mrs. Ritu Kumari, W/o: Shashi Kumar Singh resident of Vill : Bindhawara (Adarsh Tola) P.O.-Munger, P.S.-Kashim Bazar, District- Munger (Bihar), Pin – 811201 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166238, Bhag Bartman : 123, Page No :91

(IV) Mrs. Bindhyawashini, W/o, Birendra Kumar, resident of officer's Flat No 74/84, New Punaichak, Shastri Nagar, P.O + P.S: Shastri Nagar, Patna 800023 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166239, Bhag Bartman : 123, Page No :92

(V) Mrs. Suruchi Kumari, W/o: Akhilesh Kumar, resident of Village – Daulatpur Deoria, P.o. : Subhai, P.S. : Sadar Hajipur, District – Vaishali (Bihar), Pin – 844102 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166247, Bhag Bartman : 123, Page No :100

(VI) Mrs. Muskan Kumari, W/o: Yash Prakash, resident of Flat No. – 503, Kashyap Green City, Rupaspur Nagar Road, Kothawa Road, P.O- Sahay Nagar, P.S. – Rupaspur, District – Patna (Bihar), Pin – 801503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166233, Bhag Bartman : 123, Page No :86

(VII) Mrs. Poonam Singh & Mr. Anurav Singh, W/o: Mr. Shimant Kumar Singh Resident of 92, MCHS Colony, Jakkuru Layout Arkawati, P.O.: Lhanka p.s. : amritahally, bangaluru, karnataka – 560064 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166234, Bhag Bartman : 123, Page No :87

(VIII) Mr. Anurav Singh, S/o Mr. Shimant Kumar Singh, resident of 92, MCHS COLONY, Jakkuru Layout Arkawati, P.O.- Lhanka P.S.- Amritahally, Bangaluru Karnataka - 560064 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166235, Bhag Bartman : 123, Page No :88

(IX) Mrs. Anju Kumari & Mr. Deepak Kumar Abhishek, W/o: Deepak Kumar Abhishek & Father's Name: Dwarika Prasad Singh, resident of Basant Vihar Colony Road No 4, Bariya , Kolhua Paigampur, P.O. Kolhua P.S.: Ahiyapur District – Muzaffarpur Bihar (Bihar), Pin – 843108. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166236, Bhag Bartman : 123, Page No :89

(X) Mr. Raushan Kumar Singh, S/o Suresh Kumar Singh, resident of Village – Dumri Adda, P.O. + P.S. – Dumri Adda, District – Saran (Bihar), Pin – 841216 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166237, Bhag Bartman : 123, Page No :90

(XI) Salim Jawed, S/o Md. Iiyas, resident of House No.-1531, Sahebganj Road,P.O. – Bara Chakia, P.S. –Chakia, District – West Champaran (Bihar), Pin – 845412 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166248, Bhag Bartman : 124, Page No :1

(XII) Sadia Parween, W/o Rizwan Ahmar, resident of Flat No. – 105, Thabhid Complex, Aashiana Digha Road, Near Ramnagari, P.O. – Ashiyana Nagar, P.S. : Shastri Nagar, District – Patna (Bihar), Pin – 800025. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166240, Bhag Bartman : 123, Page No :93

(XIII) Tajwar Yasmeen, W/o Md. Rirwanul Haq, resident of Ward No 38, Bahadurganj, Dumduma P.O. + P.S: Laheriyasarai, Dist.- Darbhanga Pin- 846001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166241, Bhag Bartman : 123, Page No :94

(XIV) Mr. Kumar Vinit & Mrs. Kumari Shivangi, S/o Barun Kumar Choudhary & W/o Kumar Vinit, resident of H.No- 344, Adi Niwas, Near Transformer, Vachaspati Nagar, Opp. Kumhrar Park, P.S. –Bahadurpur, P.O. Mahendru. Patna (Bihar), Pin – 800006 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166242, Bhag Bartman : 123, Page No :95

(XV) Mr. Kaizar Abbas Merchant, S/o Late Abbas Hasanali Merchant, resident of Flat No. – 502, Shaifi Tower 2, Maskarehas Rasta, Sent Isabel Girls School, P.O. Majhagaon, P.S. Baykula,

Mumbai, Pin – 400010 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166243, Bhag Bartman : 123, Page No :96

(XVI) Mr. Anup Kumar Khaitan, S/o Niranjan Prasad Omkar Khaitan, resident of 303, Kanchanjangha Jesal Park, Near Kapoor Tower, Bhayendra East Thane, Maharastha- 401105 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166246, Bhag Bartman : 123, Page No :99

(XVII) Mrs. Rakhi Verma, W/o: Arvind Kumar Verma, resident of Flat No. – 301, S R K Residency, Arya Samaj Mandir Road, Danapur, RPS More, P.O. - Danapur Cantonment, P.S. – Danapur, District – Patna (Bihar), Pin – 801503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166244, Bhag Bartman : 123, Page No :97

(XVIII) Mrs. Puja Kumari, W/o Rishikesh Sahpuri, Resident of Flat No. – 704, Block-B, Expression Exotika Apartment, Gola Road, Near Apna Bazar, Gola Road, P.O.- Danapur Cantonment, P.S. – Danapur, District – Patna (Bihar), Pin – 801503. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166245, Bhag Bartman : 123, Page No :98

(XIX) Mr. Anand Kumar, S/o Laxmi Lal, resident of Kutir Enclave, Duplex Colony, S.K Puram, Gali no.-7, Arya Samaj Mandir Road, Danapur RPS More, P.O. - Danapur Cantonment, P.S. – Danapur, District – Patna (Bihar), Pin – 801503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166232, Bhag Bartman : 123, Page No :85

(2) Vide Deed No.- 8964, Serial No 9193 and Application No. : 240500090199, Dated- 03-12-2024 executed by land owner

(I) MR. MANISH RAI & MS. PALKA RAI, S/o- Shri Bisham Rai, resident of Samrat Battery, Exhibition Road, Near Raghuvansh Market, Opposite Auto Syndicate, P.O- G.P.O, P.S-Gandhi Maidan, District – Patna (Bihar), Pin – 800001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166768, Bhag Bartman : 124, Page No :37

(II) MR. KUNAL KUMAR JHA, S/o- Shri Vijay Jha, resident of Flat – 26, Lohia Nagar, North S.K. Puri, P.S. – Patliputra, P.O- Patliputra, District – Patna (Bihar), Pin – 800013 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166769, Bhag Bartman : 124, Page No :38

(III) Mrs. Rajkumari Daga, W/o Vikash Daga, Resident of 909, Durga Marine Drive, Dujra, Rajapur Pool, P.O- G.P.O, P.S. – Buddha Colony, District – Patna (Bihar), Pin – 800001 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166774, Bhag Bartman : 124, Page No :43

(IV) Puja Daga & Snigdh Kanth Daga, W/o- Snigdha Kanth Daga & Father's Name- Shri Raj Kumar Daga, resident of 26-D, Upendra Chandra Banerjee Road, Kankargachi, R.N.R Tower, P.O- Kankargachi, P.S- Phoolbagan, District- Kolkata(West Bengal) Pin-700054 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166770, Bhag Bartman : 124, Page No :39

(V) MR. Sudhir Kumar, S/o- Shri Parmanand Prasad, resident of Adarsh Colony, Ward No.-26, Shri Krishna Nagar, P.O-Shri Krishna Nagar, P.S- Buddha Colony, District- Patna (Bihar)-800001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.-212139900166776, Bhag Bartman-124, Page No-45.

(VI) Mrs. Sugandha Gyani, S/o- Shri Bisamber Kumar Das, resident of Flat No. A-202, 2nd Floor, M.K Apartment, New Patliputra Colony, P.O. & P.S. – Patliputra, District – Patna (Bihar), Pin – 800013 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.- 212139900166773, Bhag Bartman- 124, Page No -42

(VII) Priyanaka Rao & Sudhanshu Kumar Rao, W/o- Shri Sudhanshu Kumar Rao/ Father's Name, Shri Binda Rao, resident of Plot No.-360, Co-operative Colony, P.O-Pradhan Post Office Bokaro, P.S. – B.S City Thana, District – Bokaro (Jharkhand), Pin –827001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166771, Bhag Bartman : 124, Page No :40

(VIII) Sushila Bhushan Infracon Private Limited // Chandra Bhushan Singh, Son of Ram Narayan Singh, resident of Sushila Bhushan Niwas, Shiv Nagar, Jakariyapur, New Bypass, P.O-Pahadi, P.S- Ramkrishna Nagar, District-Patna (Bihar), Pin – 800007 for land measuring approx. 3.4435 Decimals i.e. 1500 Square Feet, Vide Computerized Jamabandi No.-212139900166772, Bhag Bartman - 124, Page No -41

(IX) Ms. Sneha Suman, S/o Shri Pankaj Kumar, resident of Flat No. B-103, Surya M K Apartment, New Patliputra Colony, P.O & P.S. – Patliputra, District – Patna (Bihar), Pin – 800013 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.- 212139900166775, Bhag Bartman -124, Page No -44

(X) Hiya Nabhya Infratech LLP // Mr. Pranay Kumar Singh, Son of Late Amrendra Prasad Singh, resident of House No. 76, Vidhyalayak Colony, Kautilya Nagar, P.O- B.V College, District – Patna (Bihar), Pin – 800014 for land measuring approx. 9.0730 Decimals i.e. 3952.20 Square Feet, Vide Computerized Jamabandi No.: 212139900166777, Bhag Bartman : 124, Page No :46

(3) Vide Deed No.- 8967, Serial No 9197 and Application No. : 240500092359, Dated- 03-12-2024 executed by following land owner

(I) Mrs. Divya Singh, W/o Shri Rohan Anand, resident of Ward No. 09, Nagar Parishad Supaul, P.O - Supaul, P.S- Sadar, District – Supaul, Bihar, Pin – 852131 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166785, Bhag Bartman : 124, Page No :54

(II) Mr. Rabindra Prasad Singh, S/o Late Chandrika Singh, resident of Village- Saidi, P.O-Vadi, P.S- Katrisarai, District – Nalanda (Bihar) Pin – 805105 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166778, Bhag Bartman : 124, Page No :47

(III) Mrs. Ruby Verma, W/o Shri Sudhir Kumar, resident of Adarsh Colony, Shri Krishna Nagar, P.O- Shri Krishna Nagar & P.S. – Buddha Colony, District – Patna, Bihar, Pin – 800001

for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166780, Bhag Bartman : 124, Page No :49

(IV) Mrs. Megha Kumari, W/o Shri Rahul Anand, resident of Jaitara Niwas, Ward No.-09, Nagar Parisad Supaul, Near S.P Residence, P.O. – Supaul, P.S- Sadar, District – Supaul, Bihar, Pin – 852131 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166786, Bhag Bartman : 124, Page No :55

(V) Mr. Avinash Kumar, S/o Late Rajendra Prasad, resident of 6-B/ 16, Janki Niwas, Shri Krishna Puri, P.O- Patliputra, P.S- Shri Krishna Puri, District – Patna, Bihar, Pin – 800013 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166782, Bhag Bartman : 124, Page No :51

(VI) Mr. Ram Binay Sharma, S/o Shri Bhagwan Singh, resident of New LIC Colony, Road No. 3, Shivpuri, Shastri Nagar, P.O & P.S -Shastri Nagar, District – Patna, Bihar, Pin – 800023 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166790, Bhag Bartman : 124, Page No :59

(VII) Mrs. Aparna Srivastava, S/o Shri Balram Prasad, resident of C/148, Police Colony, Sector -C, Anisabad, P.O-Anisabad, P.S. – Gardanibagh, District – Patna, Bihar, Pin – 800002 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166779, Bhag Bartman : 124, Page No :48

(VIII)MRS. ARTI KUMARI, W/o Shri Neelam Akash, resident of Mohini Mahal, Naonagar Bazar, P.O-Naonagar, P.S- Bidupur, District – Vaishali, Bihar, Pin – 844503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166781, Bhag Bartman : 124, Page No :50

(IX)MR. BALRAM PRASAD, S/o Late Bindeshwari Prasad, resident of C/ 148, Police Colony, Sector C, Anisabad, P.O-Anisabad, P.S. –Gardanibagh, District – Patna, Bihar, Pin – 800002 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166791, Bhag Bartman : 124, Page No :60

(X)MRS. GUNJA KUMARI, W/o Shri Abhishek Kumar, resident of Village – Khagra, Nawab Road, P.O & P.S. – Kishanganj, District – Kishanganj, Bihar, Pin – 855107 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166787, Bhag Bartman : 124, Page No :56

(XI) Mrs. Sandhya Devi, Wife of Sanjay Kumar, resident of Kagji Mohalla, Daldari, P.O & P.S – Siwan, District – Siwan (Bihar), PIN – 841226 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166783, Bhag Bartman : 124, Page No :52

(XII) Mrs. Sunita Jha, Wife of Mr. Ghanshyam Jha, resident of Malahi Pakdi Chowk, P.O - Lohiya Nagar, P.S – Patrakar Nagar, District – Patna (Bihar), PIN – 800020 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166784, Bhag Bartman : 124, Page No :53

(XIII) Mr. Ghanshyam Jha, Son of Mr. Kedar Jha, resident of Malahi Pakdi Chowk, P.O - Lohiya Nagar, P.S – Patrakar Nagar, District – Patna (Bihar), PIN – 800020 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166793, Bhag Bartman : 124, Page No :62

(XIV) Mr. Bhubneshwar Modi, Son of Late Sundar Modi, resident of Kumhar Gali, Near Congress Office, P.O & P.S- Sutanganj, District – Bhagalpur (Bihar), PIN – 813213 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900166792, Bhag Bartman : 124, Page No :61

(XV) Mr. Deepak Kumar, Son of Late Mohan Prasad, resident of Chowk Mahajan Toli No. 2, P.O - Ara, P.S – Nagar Thana, District – Bhojpur(Bihar), PIN – 802301 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166789, Bhag Bartman : 124, Page No :58

(XVI) Mrs. Rashmi Ranjan, Wife of Mr. Deepak Kumar, resident of Chowk Mahajan Toli No. 2, P.O - Ara, P.S – Nagar Thana, , District – Bhojpur(Bihar), PIN – 802301 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166794, Bhag Bartman : 124, Page No :63

(XVII) Mr. Rajiv Kumar, Son of Mr. Surya Kumar Jha, resident of Behind IGM College, Shiksha Nagar, Banmankhi, Ward No.-10, P.O & P.S- Saharsha, District – Purnia (Bihar), PIN – 854202 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900166788, Bhag Bartman : 124, Page No :57

for land measuring 8 Katha 9 Dhurs 0 Dhurki approx. 26.4003 Decimals i.e. 11500 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman : 20, Page No :81583

(4) Vide Deed No.- 8963, Serial No 9192 and Application No. : 240500090317, Dated- 03-12-2024 executed by land owner

(I) Mr. Arun Kumar Gupta & Mrs. Neelam Nayak, S/o-Shri Ramavatar Prasad Gupta & W/o- Mr. Arun Kumar Gupta, resident of 302, Block-C, Nutan Tower, Kankarbagh, Post Office – Lohiya Nagar, Police Station – Kankarbagh, District – Patna (Bihar),PIN – 800020 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900171330, Bhag Bartman : 127, Page No :27

(II) Mrs. Suman Kumari, W/o Mr. Manoj Kumar, resident of Badi Pahadi, Near Shiv Temple, Post Office – Badi Pahadi, Police Station – Agamkuan, District – Patna Bihar, PIN – 800007 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169893, Bhag Bartman : 126, Page No :37

(III) Ms. Sugandha Kumari, W/o Mr. Arun Kumar Mahto resident of E-1309, Jones Carlton Kreen, Lancho Hills Road, Near Delhi Public School, Khajaguda, Post Office – Manikonda, Police Station-Raidurg, District –R.V. Rangareddi, Telangana, PIN – 500089 for land measuring approx. 1.1478

Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169896, Bhag Bartman : 126, Page No :40

(IV) Mrs. Niharika Raj, W/o- Mr. Sachin Kumar, resident of Giridhari Lal Lane, near Kali Mandir, Mohddinagar, Mirjanahat, P.O.- Mirjahat, Post Office – Babaganj, District -Bhagalpur, Bihar-812005 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169897, Bhag Bartman : 126, Page No :41

(V) Mrs. Mitali Gupta, W/o- Mr. Shri Prakash, resident of Flat No.-404, Ramavatar Residency, North Anandpuri, Post Office-G.P.O., Police Station- S.K PURI ,Patna (Bihar),PIN – 800001 for land measuring approx. 3.4435 Decimals i.e. 1500 Square Feet, Vide Computerized Jamabandi No.: 212139900169899, Bhag Bartman : 126, Page No :43

(VI) Mrs. Tulika Singh & Mr. Amit Kumar Singh, W/o- Mr. Amit Kumar Singh & S/o-Mr. Akhileshwar Prasad Narayan Singh, Both residents of M.-35, Shri Krishna Nagar, Post – G.P.O., Police Station – Buddha Colony, District – Patna (Bihar), PIN – 800001 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900169895, Bhag Bartman : 126, Page No :39

(VII) Mr. Dadhich Narayan Bhardwaj, S/o- Shri Raghvendra Narayan Shrivastav, resident of Mohalla – Mohadaha, Near SBI Bank, Post Office – Ragoal , Police Station – Modaha, Distict-Hamirpur, Uttar pradesh, Pin -210507 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169898, Bhag Bartman : 126, Page No :42

(VIII) Mr. Anurag Mishra, S/o- Mr. Padmakar Mishra, resident of Village- Kotwa, P.O- Nawapar, Police Station- Barhaj, District – Deoria (Uttar Pradesh), PIN – 274601 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169901, Bhag Bartman : 126, Page No :45

(IX) Mr. Nitish Kumar & Mrs. Pramada Kumari, S/o- Shri Neelmani Mehta & W/o- Mr. Nitish Kumar, Both residents of House No.-2, Azad Nagar Road, Post Office & Police Station – Kankarbagh, District – Patna (Bihar), PIN – 800020 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169902, Bhag Bartman : 126, Page No :46

(X) Mrs. Sunita Rani, W/o- Mr. Sanjay Kumar, resident of Kaamta Path Road, East Boring Canal Road, Post Office – G.P.O., Police Station – Buddha Colony, District – Patna (Bihar), PIN – 800001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169900, Bhag Bartman : 126, Page No :44

(XI) Mr. Ritik Roshan, S/o- Late Manibhushan Chaudhary, resident of Village and Post Office – Maheshpur Bhaya Ganpathganj, Police Station– Pipra, District – Supaul (Bihar), PIN – 852109 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169903, Bhag Bartman : 126, Page No :47

for land measuring 5 Katha 2 Dhurs 16 Dhurki approx. 16.0697 Decimals i.e. 7000 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman : 20, Page No :81583.

(5) Vide Deed No.- 2398, Serial No 2456 and Application No. : 250500378576, Dated- 29-03-2025 executed by land owner

(I) Mr. Vaibhav Vatsalya, S/o- Mr. Birendra Kumar, resident of 74/84, Officers' Flat, New Punai Chak, P.O & P.S - Shastri Nagar, City and District - Patna (Bihar), PIN – 800023. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900169894, Bhag Bartman : 126, Page No :38

(II) Mrs. Bindhyawashini, W/o- Mr. Birendra Kumar, resident of - 74/84, Officers' Flat, New Punai Chak, P.O. + P.S. Shastri Nagar, City and District - Patna (Bihar), PIN – 800023 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(III) Mr. Birendra Kumar, S/o-Mr. Gajadhar Prasad, resident of - 74/84, Officers' Flat, New Punai Chak, P.O. + P.S. Shastri Nagar, City and District - Patna (Bihar), PIN – 800023 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(IV) Mr. Arun Prakash, S/o Late Dr. Satya Prakash, resident of House No. 57, Setali Home, Near S.M. College, Chhoti Khanjarpur, Jagdishpur, P.O.- Bhagalpur, Police Station - Jogsar, District - Bhagalpur (Bihar), PIN – 812001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(V) Mrs. Shrimi, W/o- Mr. Arun Prakash, House No. 55, Near S.M. College, Chhoti Khanjurpur, Jagdishpur, P.O. : Bhagalpur, Police Station - Jogsar, District - Bhagalpur (Bihar), PIN – 812001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(VI) Ms. Rashi Raj, S/o- Mr. Mahendra Kumar Mishra, resident of Ward No. 9, Lohia Nagar, Near Petrol Pump, Post and Police Station – Supaul, District – Supaul (Bihar), PIN – 852131 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(VII) Ms. Sneha Riya, W/o- Mr. Mahendra Kumar Mishra, resident of Ward No. 9, Lohia Nagar, Near Petrol Pump, P.O and P.S – Supaul, District – Supaul (Bihar), PIN – 852131 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(VIII) Mrs. Rekha Kumari, W/o- Mr. Santosh Kumar, resident of Danka Imli, Near ICICI Bank, P.O – Gulzarbagh, P.S– Alamganj City and District – Patna (Bihar), PIN – 800007. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(IX) Mr. Ashok Kumar, S/o- Laxmi Bhagat, resident of Plot No. 480, F/84, Patliputra Colony, Near Notre Dame Academy, Post Office – Patliputra, Police Station – Patliputra, City and District – Patna (Bihar), PIN – 800013 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(X) Mrs. Amisha Kumari, W/o- Sunil Kumar, resident of Ward No. 19, Prabhat Colony, Near Bhootnath Mandir, P.O – Purnia, P.S – K.Hat, District – Purnia (Bihar), PIN – 854301 for land

measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XI) Mrs. Aanya Sharma, W/o- Niranjan Kumar, resident of C/o Niranjan Kumar, Flat No. 401, Gangotri Apartment, Exhibition Road, Behind Ashok Palace, P.O – GPO, P.S – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XII) Mr. Ajay Kumar Singh S/o: Late Gagandeo Narayan Singh resident of A/10 Kankarbagh Housing Colony,Post – Lohiya Nagar,Police Station – Kankarbagh,City and District – Patna (Bihar), PIN – 800020 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XIII) Mr. Satyendra Kumar, S/o-Ram Awadhesh Singh, resident of Vill + Post – Mujan, Police Station – Mohaniya, District – Kaimur (Bihar), PIN – 821109. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XIV) Mrs. Neelam Mishra, W/o- Vinay Bhushan Mishra, resident of Flat No. A/508, Lotus Apartment, Gola Road, Sainik Colony, P.O. + P.S. Danapur, District – Patna (Bihar), PIN – 801503 for land measuring approx. 2.2956 Decimals i.e. 1000 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XV) Mr. Snehil Suman, S/o- Pankaj Kumar, resident of Flat No. B/103, Surya M.K. Apartment, Post & Police Station – Patliputra, District – Patna (Bihar), PIN – 800013 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XVI) Mrs. Pankhuri Kakkar, D/o- Chandra Mohan Hande, resident of House No. – 7, Madhuban Colony, Adarsh Vihar Colony, Rukanpura, Post – B.V. College, P.S.- Rupaspur, District – Patna (Bihar), PIN – 800014 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XVII) Mrs. Mitali Goyal, W/o- Mr. Anshul Kumar Goyal, resident of Flat No. 601B, 602, Hari Om Apartment, Exhibition Road, Near Narmada Apartment, Post – GPO, Police Station – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001 for land measuring approx. 3.1250 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XVIII) Mr. Himanshu Goel, S/o -Mr. Nirmal Kumar, resident of Flat No. B-605, Hari Om Apartment, Exhibition Road, Behind LIC Building, P.O– GPO, Police Station – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001 for land measuring approx. 4.6875 Decimals i.e. 2041.65 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XIX) Mr. Uma Prakash Singh, S/o- Mr. Surya Deo Singh, resident of New Jaganpura, Near Patna Central School, P.O– New Jaganpura, Police Station – Ramakrishna Nagar, City and District –

Patna (Bihar), PIN – 800027 land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XX) Mr. Vinod Sethi, S/o- Mr. Prakash Chand Jain, resident of Flat No. 6C, Nalini Apartment, Rajendra Path, Post – GPO, Police Station – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001. for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XXI) Mr. Arjun Kumar, S/o- Mr. Gugan Ram, resident of Flat No. 704B, Hari Om Apartment, Exhibition Road, Behind LIC Building, P.O– GPO, Police Station – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001 for land measuring approx. 3.1250 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XXII) Mr. Pramod Kumar Agrawal, S/o- Mr. Gugan Ram, resident of Flat No. 703B, Hari Om Apartment, Exhibition Road, Behind LIC Building, P.O– GPO, Police Station – Gandhi Maidan, City and District – Patna (Bihar), PIN – 800001 for land measuring approx. 4.6875 Decimals i.e. 2041.65 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(**XXIII)**SUSHILABHUSHAN INFRACON PRIVATE LIMITED, Represented by Mr. Chandra Bhushan Singh, S/o-Ram Narayan Singh, resident of Sushilabhushan Niwas, Shiv Nagar, Jakariyapur, New Bypass, P.O- Pahadi, P.S - Ram Krishna Nagar, Patna, Bihar – 800007 for land measuring approx. 3.4435 Decimals i.e. 1500 Square Feet, Vide Computerized Jamabandi No.: 212139900166772, Bhag Bartman : 124, Page No :41

(XXIV)MRS. LUBNA USMANI, D/o- Md. Nehal, resident of Flat No. B-4, Jamia Nagar, Kadru, Doranda, P.O- Kadru, P.S- Argoda, District-Ranchi, Jharkhand – 834002 for land measuring approx1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

(XXV)MRS. PAYAL AGRAWAL, W/o- Mr. Anubhav Makhariya, resident of Flat No. 6001, Sital Apartment, Near SBI Bank, Citylight, Surat City, P.O- S.V.R College, District- Surat, Gujarat – 395007 (near B.R. College, Dist. Surat) for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172231, Bhag Bartman : 128, Page No :8

for land measuring 15 Katha 13 Dhurs 0 Dhurki approx. 48.9124 Decimals i.e. 21306.255 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman : 20, Page No :81583.

(6) Vide Deed No.- 4024, Serial No 4119 and Application No. : 250500639129, Dated- 26-05-2025 executed by land owner **(I)**Anis Fatma, W/o-Shameem Alam Khan, resident of Ward No-13, Rajopatti, Chakmahila, P.O- Rajopatti, Police Station- Sitamarhi -District-Sitamarhi, (Bihar) PIN-843302 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(II) Chitrangada Mustafa, W/o- Ashahar Mustafa, resident of Khelaphat Bhag, Mehsol Chowk, Dumra, Road, Post Office- Sitamarhi, Police Station- Sitamarhi, District- Sitamarhi, (Bihar) PIN-

843302 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(III) Mrs. Kusum Kumari, W/o- Late Raj Kumar Rai, resident of Shahid Ram, Ramgovind Singh Path, Jayprakash Nagar, Post Office-G.P.O., Police Station-Jakkanpura, District- Patna (Bihar) PIN 800001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(IV) Mrs. Arpana Kumari, W/o- Ashok Kumar, resident of Patliputra Cooperative Society, Plot No.-84, Flat No. 101, Ward No.-22-B, Notre Damm Academy School, Patliputra, P.O & P.S-Patliputra, District - Patna, Bihar-800013 for land measuring approx. 3.4435 Decimals i.e. 1500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(V) Alefiya Shabbir Tarvadi, S/o- Shabbir Tarvadi, resident of Flat No. 1402, Jupiter Tower, Nesbit Road, Near Sale Tax Office, Majgaon, Mumbai, District-Mumbai, (Maharastra) Pin-400010 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(VI) Supriya Saurav, W/o- Mr. Prabhat Kumar Singh, resident of Flat No. 104, Rajkamal Apartment, Near Moti Apartment, Surya Vihar Colony, P.O & P.S-Danapur Cant, District-Patna (Bihar) Pin-801503 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(VII) Jyoti Gupta, W/o- Mr. Sushant Kumar, resident of Flat No. D 502, Shriji Vihar, Kunal Icon Pimple Saudagar, Pune City, Aundh Camp, P.O & P.S-Sangavi, District-Pune,(Maharstra) Pin-411027 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(VIII) Abhishek Kumar, S/o- Mr. Arvind Kumar Singh, resident of Shiv Kunj, Madnani Lane, Mithanpura, P.O-Ramna, P.S-Mithanpura, Muzaffarpur (Bihar) PIN- 842002 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(IX) Golden Tulip Retail Private Limited, Director-Abhishek Kumar, S/o-Arbind Kumar Singh, resident of Shiv Kunj, Madani Lane, Mithanpura, P.O-Ramna, P.S-Mithanpura Muzaffarpur (Bihar) PIN 842002 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(X) Kinglike Retail Ventures Private Limited, Director-Abhishek Kumar, S/o-Arbind Kumar Singh, resident of Durga Axropolis, Flat No-401, Shri Krishnapuri, P.S-S.K Puri, P.O-G.P.O, District-Patna(Bihar) Pin-800001 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(XI) Smarttrends Electronics Private Limited, Director- Mr. Dhanajay Kumar, S/o-Mathura Prasad, resident of Dwara Praveen Kumar Bhagat, R.N.B Udyog Link Road, Mehandiganj, Meena Bazar, P.O-Gulzarbagh, P.S-Alamganj, District-Patna (Bihar), Pin-800007 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman : 127, Page No :96

(XII) Vision India Electronics, Director-Shri Sanjeev Kumar Verma, S/o-Hare Krishna Verma, resident of Office- Khata No-34, Plot no-237, Narayan Road, Near Sunshine School Sherpur, P.O-M.I.C Bela, P.S- Bela, District-Muzaffarpur (Bihar), Pin-842005 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman: 127, Page No :96

(XIII) VISUAL INDIA PROJECTS, Director-Deepak Kumar Mishra, resident of Maisthan Mithanpura, Musahri, P.O-Ramna, P.S-Mithapura, District-Muzaffarpur (Bihar), Pin-842002 for land measuring approx. 1.1478 Decimals i.e. 500 Square Feet, Vide Computerized Jamabandi No.: 212139900172103, Bhag Bartman: 127, Page No :96

for land measuring 5 Katha 17 Dhurs 12 Dhurki approx. 18.3654 Decimals i.e. 8000 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman: 20, Page No :81583.

(7) Vide Deed No.- 9338, Serial No 9572 and Application No. : 250501489368, Dated- 02-12-2025 executed by land owner **(I) (A)** Mukesh Kumar, S/o, Mr. Ved Prakash Agarwal, & (**B)** Mrs. Kaushalya Devi, W/o, Mr. Ved Prakash Agrawal, both residents of House No.- 307, Radhe Krishna Plaza, Bari Road, Near Hatua Market, Bankipur, P.O.- Bankipur, P.S.- Pirbahore, District- Patna (Bihar), PIN-800004 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(II) Mr. Niraj Kumar, S/o, Mr. Sudama Mahto, resident of Nasriganj, Opposite Shankar Cold Storage, Ward No. 29, P.O.- Danapur Cantt., P.S.- Danapur, District- Patna (Bihar), PIN-801503 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(III) (A) Mr. Vinay Kumar, S/o, Mr. Maharana Prasad Gupta, & **(B)** Mrs. Rajani Gupta W/o, Mr. Vinay Kumar, both residents of C/o Sajjan Textile, Suraj Bhawan, Ashok Rajpath, Behind SBI Bank, Natraj Gali, Bakarganj, P.O.- Bankipur, P.S.- Pirbahore, District- Patna (Bihar), PIN-800004 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(IV) Mr. Vaibhav Shankar, S/o, Mr. Prem Shankar Verma, resident of Flat No. 3F, Shanti Shri Apartment, G.D. Mishra Path, New Patliputra Colony, P.O. & P.S.-Patliputra, District- Patna (Bihar), PIN-800013 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(V) Mr. Aniket Suman, S/o, Mr. Ashok Kumar, resident of Flat No. 304, Kalyani Complex, Exhibition Road, Behind Petrol Pump, P.O.- G.P.O., P.S.-Gandhi Maidan, Patna (Bihar), PIN-800001 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(VI) Mr. Pramod Kumar Yadav, S/o, Mr. Ram Dular Yadav, resident of House No. 17, Dhaneja, Jaunpur, P.O.- Bishunpur Majhwara, P.S.- Jafrabad, District- Jaunpur (Uttar Pradesh), PIN-222136 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman:129, Page No :20

(VII) Quazi Asif Ekta, S/o, Quazi Shakeel Ekta, resident of Ansaar Mohalla, Shibli Bari, Kumardhubi, Panchmahli, P.O.-Kumardhubi, P.S.-Chirkunda, District-Dhanbad (Jharkhand), PIN-828203 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(VIII) Musarrat Rahman, S/o, Matiur Rahman, resident of Bargachia X-Ray Clinic, Lock Factory Road, Bargachia, P.O.- Jagatballavpur, P.S.- Bargachia, District- Howrah (West Bengal), PIN-711404 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman:129, Page No :20

(IX) Quazi Naqueeb Ekta, S/o, Quazi Naseem Ekta, resident of Ward No. 10, Village & P.O.-Lakhanpur Maheshpatti, P.S.- Ujiarpur, District- Samastipur (Bihar), PIN-848132 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(X) Mrs. Sindhu, W/o, Mr. Bhairav Nath Singh, resident of 165, Kautilya Nagar, Near B.V. College, P.O.- B.V. College, P.S.- Airport, District- Patna (Bihar), PIN-800014 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(XI) Mrs. Suhani, D/o, Mr. Satyendra Singh, resident of Near Moti School, New Basti Mahadeva, P.O. & P.S.- Siwan, District- Siwan (Bihar), PIN-841226 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(XII) Mr. Abhinav Kumar Vatsa, S/o, Mr. Surendra Singh, resident of Naya Gopalpur, Motihari, P.O.- Motihari, P.S.- Town Police Station, District- East Champaran (Bihar), PIN-845401 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(XIII) Mrs. Kumari Archana, S/o, Mr. Rajiv Kumar Shrivastav, resident of Behind Devi Mandir, Behind Church, Shivaji Nagar Road, Kurji, Balupar, Digha, P.O. & P.S.- Digha, District- Patna (Bihar), PIN-800011 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman : 129, Page No :20

(XIV) Mr. Amit Kumar, S/o, Mr. Ambika Prasad Kumar Shrivastav, resident of Flat No. 203, Sona Raj Complex, Near Forest Office, Nehru Nagar, Patliputra, P.O. & P.S.- Patliputra, District- Patna (Bihar), PIN-800013 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XV) Mrs. Shweta Shaw, W/o, Anil Kumar Shaw, (P.O.A- Shishir Kumar, S/o-Late Baidyanath Prasad), resident of Badi Patnadevi Gali, Maharajganj, P.O-Gulzarbagh, P.S- Alamganj, Dist.-Patna, Bihar 800007, Aadhar Add: A-503, Ras Basant Utsav In Front of Samata Nagar, Thakur Village, Kalibadi, East, Mumbai, Maharastra- 400101, for land measuring approx. 3.125 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XVI) Mr. Kushagra Raj, S/o, Mr. Nand Kishor Raj, resident of House No.- B-306, Jamuna Niwas, Sardar Patel Path, North Sri krishna puri, Boring Road, P.O & P.S- Sri krishna puri, Dist.-Patna, Bihar 800013 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XVII) (A) Mr. Ashok Kumar, S/o, Mr. Laxmi Bhagat, **(B)** Arpana Kumari, W/o- Mr. Ashok Kumar, both residents of Patliputra Co-operative Society, Flat No-101, Plot No-84, Word No. 22-B, Patliputra, In front of Notre Dame Academy Bank Gate, P.O & P.S- Patliputra, Dist.-Patna Bihar 800013 for land measuring approx. 4.6875 Decimals i.e. 2041.875 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XVIII) Mr. Shubham Raj, S/o, Mr. Vinod Kumar, resident of Mahavir Colony Gali No.3, Satsang Nagar P.O & P.S Deoghar, Dist.-Deoghar, Jharkhand- 814112 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XIX) (A) Mr. Suyash Singh, S/o- Mr. Jay Prakash Singh, **(B)** Mrs. Geeta Singh, W/o, Mr. Jay Prakash Singh, **(C)** Mr. Jay Prakash Singh, S/o, Mr. Bindeshwari Singh, resident of the three is E1/602, Gardanibagh Officers Enclave Ward No.12, Anisabad, P.O- Anisabad P.S- Gardanibagh, Dist.- Patna, Bihar-800002 for land measuring approx. 3.125 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

(XX) M/S STARS INFRA, represented by **(I)** Mr. Rajiv Ranjan, S/o, Late Rajendra Singh, resident of Leelawati Kunj, Basant Vihar Colony, P.O.- B.V. College, P.S.- Rajiv Nagar, Dist.- Patna, Bihar-800014, **(II)** Mr. Nimish Kumar Singh, S/o, Late Kehari Singh, resident of Flat no-101 First Floor, Indu Niketan, Basawan Park Lane, Srikrishanpuri, Boring Canal Road, P.O.- G.P.O., P.S- Srikrishnapuri, Dist.- Patna, Bihar-800001 for land measuring approx. 12.75 Decimals i.e. 5553.9 Square Feet, Vide Computerized Jamabandi No.: 212139900176284, Bhag Bartman: 129, Page No :20

for land measuring 15Katha 12 Dhurs 0 Dhurki approx. 48.6875 Decimals i.e. 21208.275 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman : 20, Page No :81583

(8) Vide Deed No.- 9334, Serial No 9568 and Application No. : 250501491912, Dated- 02-12-2025 executed by land owners
(I) Anand Shankar, S/o, Shri Vishvendra Kumar Sinha, resident of House no- H/3, Doctor's colony , Rajendra Nagar, East of Overbridge Kankarbagh, P.O.- Lohiya Nagar, P.S.- Kankarbagh, Dist.- Patna, Bihar- 800020 for land measuring approx. 6.2500 Decimals i.e. 2722.5 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(II)DR. Niraj Kanaujia, S/o, Ramsundar Ram Kanaujia, resident of 27/20, Ground Floor Old Rajendra Nagar, P.O. and P.S.-Old Rajendra Nagar, Central Delhi -110060 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(III) Mrs. Pallavi, W/o, Sanjay Prakash, resident of Old Motihari Road, Near Divisional Forest Officer, In front of Durga Sathan, Bairiya, P.O.- Kolhua, P.S.- Paigamberpur, Dist.-Muzaffarpur, Bihar-843108 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(IV) Mrs. Renu Bala, S/o, Ashok Kumar, Resident of C/o- Madhusudhan Lal Durga Niwas Jagat Narayan Road, in front of Bhartpura Apartment, kadmkuan Po: and Ps:- kadamkuan, Dist-Patna Bihar-800003 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(V) (A) Mr. Lokesh Sinha, S/o Mr. Ajit Kumar Sinha & **(B)** Mrs. Shweta Sinha, W/o, Mr. Lokesh Sinha, both residents of Ambari House, Dharhara Kothi lane, Naya Tola, Bankipur, P.O.-Bankipur, P.S.- Pirbahor, Dist.-Patna, Bihar-800004 for land measuring approx. 3.1250 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(VI) Mr. Abhay Kumar, S/o, Late Janardan Prasad, resident of Plot No-54, Phase-01, Ashiyana Nagar, P.O.-Ashiyana Nagar, P.S-Rajiv Nagar, Dist:-Patna Bihar -800025 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(VII) Mrs. Lalee Kumari, S/o, Nilesh kumar, resident of 20B 112, Jagat Narayan Road, Infront of Bhartpura Apartment, Kadamkuan P.O. & P.S.- Kadamkuan, Dist.-Patna, Bihar-800003 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(VIII) Mrs. Binita Kanaujia, D/o, Ramsundar Ram Kanaujia, resident of C/o- Ramsundar Ram Kanaujia, Indo Hiroshima Building, Saguna More, Khagaul Road, Danapur, P.O.- Danapur Cantt. P.S.- Danapur, Dist.- Patna Bihar-801503 for land measuring approx. 3.125 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(IX) Mr. Animesh, S/o, Late Shriprakash Tiwari, resident of Village and P.O.- Bhore, Gopalganj, P.S.-Bhore, Dist.-Gopalganj, Bihar-841426 for land measuring approx. 1.5625 Decimals i.e. 680.625 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

(X) Mrs. Alka Jaiswal, D/o, Prashant Chandra Jaiswal, resident of Bakarganj, Nageshwar Colony, Infront of Thakur Bari Mandir, P.O.- Bankipur, P.S.- Pirbahor, Dist.-Patna, Bihar-800004 for land measuring approx. 3.125 Decimals i.e. 1361.25 Square Feet, Vide Computerized Jamabandi No.: 212139900176925, Bhag Bartman: 129, Page No :57

for land measuring 8 Katha 0 Dhurs 0 Dhurki approx. 25 Decimals i.e. 10.890 Square Feet, Vide Computerized Jamabandi No.:212139900085185 Bhag Bartman : 26, Page No :75579.

(9) Vide Deed No.- 9335, Serial No. 9569 and Application No. 250501492076, Dated- 02-12-2025 executed by land owner Ahmad Ashfaque Karim, Father's Name Late Ahmad Karim Rahmani, resident of 274, 3111 B, In Front of Godawari Apartment, Ashiyana Nagar, P.O.-B.V.College, P.S.-Shastrinagar, Dist.-Patna, Bihar-800014, for land measuring approx. 5.965 Decimals i.e. 2598.354 Square Feet, Vide Computerized Jamabandi No.:212139900083563 Bhag Bartman : 20, Page No :81583,

(10) Vide Deed No.- 9333, Serial No. 9567 and Application No.- 250501491212, Dated- 02-12-2025 executed by land owner **SATVIKA STARS PRIVATE LIMITED,** represented by **(I)** Mr. Rajiv Ranjan, Father's Name-Late Rajendra Singh, resident of Leelawati Kunj, Basant Vihar Colony, P.O.- B.V.College, P.S.- Rajiv Nagar, Dist.- Patna,Bihar-800014, **(II)** Mr. Nimish Kumar Singh, Father's Name-Late Kehari Singh, resident of Flat no. 101, First Floor, Indu Niketan, Basawan Park Lane, Srikrishanpuri, Boring Canal Road, P.O- G.P.O., P.S.-Srikrishnapuri, Dist.- Patna, Bihar-800001, for land measuring approx. 12.5 Decimals i.e. 5445 Square Feet, Vide Computerized Jamabandi No.: 212139900176352, Bhag Bartman: 129, Page No :25

AND WHEREAS, the aforesaid Land owners and the Promoter/ Developer has distributed their respective shares as per the aforesaid Development Agreement and the property fully described in Schedule–A (I) of this deed has been allotted in the shares of the Promoter/Developer.

B. The Said Land is earmarked for the purpose of building a residential project, comprising of multistoried Apartment/Flat buildings and Car Parking Spaces etc. the said project shall be known as **"SATVIKA MARINA BAY".**

C. The Promoter/Developer is fully competent to enter into this Agreement and all the legal formalities with respect to and right, title and interest of the Promoter/ Developer regarding the Said Land on which Project is to be constructed have been completed;

D. The Nagar Parishad Danapur Nizamat/Patna Municipal Corporation/ Patna Regional Development Authority (Dissolved)/Competent Authority has received the Submission of Form X (Commencement of Work) to develop the Project vide approval dated-**15-05-2026** bearing Building Plan Case No. **08/2026-27 dated 07-05-2026**.The Promoter/Developer has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the unit/building plot or building, as the case may be from Nagar Parishad Danapur Nizamat/Patna Municipal Corporation/Patna Regional Development Authority (Dissolved)/Competent Authority bearing Building Plan Case No. **08/2026-27 dated 07-05-2026**. The Promoter/Developer agree and undertake that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

F. **The Promoter/Developer has registered the Project under the provisions of the Act with the Bihar Real Estate Regulatory Authority at Patna on …-…-2026 under Registration No. …….**

G. The Allottee/Purchaser has applied for an Apartment/Flat in **"SATVIKA MARINA BAY"** Building/Project Vide application dated-….-…-2026 and has been allotted **APARTMENT/FLAT NO. ….. (Type-….. BHK)** on the **…….. FLOOR having a Carpet Area of …… Square Feet, Apartment/Flat Exclusive Balcony Area ……. Square Feet (having a Super Built-Up Area of …… (……..) Square Feet with One Reserved Car Parking Space for Apartment/Flat No. …….. in the building known as "SATVIKA MARINA BAY"**as permissible under the applicable law and a pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment/Flat" more particularly described in Schedule-A (I) and the floor plan of the Apartment/Flat is annexed hereto and marked as Schedule-B);

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

I. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

J. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

K. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter/Developer hereby agrees to sell and the Allottee/Purchaser hereby agrees to purchase the Apartment/Flat and the Car Parking as specified in Para- G.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. **TERMS:**

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter /Developer agrees to sell to the Allottee/Purchaser and the Allottee/Purchaser hereby agrees to purchase, the Apartment/Flat as specified in Para-G.

1.2 **The Total Price for the APARTMENT/FLAT NO. …… (Type-….. BHK) based on the Carpet area is ₹……/- (Rupees ……) Only** and GST and/or any other taxes, Maintenance Charge which may be levied as applicable in addition i.e. ("Total Price"). Total Cost Break-Up:-

Inclusions	**Rate per square feet [carpet area (in sq. ft.)]**	**Area (in sq. ft.)**	**Price (In INR)**
Apartment/Flat Carpet Area	L.S.	……	₹……/-
Apartment/Flat Exclusive Balcony	L.S.	……	
Terrace Area	L.S.	……..	
Parking Space	- - - -	- - - -	- - - -
Total Consideration Amount Without Taxes (In Rupees)			₹……../-

Explanation:

(i) The Total Price above includes the booking amount paid by the Allottee/ Purchaser to the Promoter/Developer towards the Apartment/Flat;

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter/Developer by way of GST or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter/Developer, by whatever name called) up to the date of handing over the possession of the Apartment/Flat to the Allottee/Purchaser and the project to the association of Allottee/Purchaser or the competent authority, as the case may be, after obtaining the completion certificate;

Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee/Purchaser to the Promoter/ Developer shall be increased/reduced based on such change/modification;

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee/ Purchaser;

(iii) The Promoter/Developer shall periodically intimate in writing to the Allottee/ Purchaser, the amount payable as stated in (i) above and the Allottee/Purchaser shall make payment demanded by the Promoter/Developer within the time and in the manner specified therein. In addition, the Promoter/Developer shall provide to the Allottee/Purchaser the details of the taxes paid or

demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

The Total Price of Apartment/Flat includes recovery of price of land, construction of [not only the Apartment/Flat but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Apartment/Flat, lift, water line and plumbing, finishing with Putty/POP, marbles, tiles, doors, windows, firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment/Flat and the Project.

1.3 The Total Price is escalation-free, save and except increases which the Allottee /Purchaser hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter /Developer undertakes and agrees that while raising a demand on the Allottee/Purchaser for increase in development charges, cost/charges imposed by the competent authorities, the Promoter/Developer shall enclose the said notification /order/rule/ regulation to that effect along with the demand letter being issued to the Allottee/ Purchaser, which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee /Purchaser.

1.4 The Allottee/Purchaser shall make the payment as per the payment plan set out in **Schedule C ("Payment Plan")**.

1.5 The Promoter/Developer may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee/Purchaser by discounting such early payments @ 0% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to Allottee/Purchaser by the Promoter /Developer.

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

1.7 The Promoter/Developer shall confirm to the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet areas. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developer. If there is reduction in the carpet area then the Promoter/Developer shall refund the excess money paid by Allottee/Purchaser within forty-five days with annual was paid by the Allottee/Purchaser. If there is any increase in the carpet area, of the Apartment/Flat, allotted to Allottee/Purchaser, the Promoter/Developer may demand that from the Allottee/Purchaser as per the next milestone of the Payment Plan as provided in Schedule C. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.

1.8 Subject to para 9.3 the Promoter/Developer agrees and acknowledges, the Allottee/Purchaser shall have the right to the Apartment/Flat as mentioned below:

(i) The Allottee/Purchaser shall have exclusive ownership of the Apartment/Flat;

(ii) The Allottee/Purchaser shall also have undivided proportionate share in the Common Areas. Since the share/interest of Allottee/Purchaser in the Common Areas is undivided and cannot be divided or separated, the Allottee/Purchaser shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter/Developer shall hand over the common areas to the association of Allottee/Purchaser after duly obtaining the completion certificate from the competent authority as provided in the Act;

(iii) That the computation of the price of the Apartment/Flat includes recovery of price of land, construction of [not only the Apartment/Flat but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Apartment/Flat, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, firefighting equipment in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment/Flat and the Project;

(iv) The Allottee/Purchaser has the right to visit the project site to assess the extent of development of the project and her Apartment/Flat.

It is made clear by the Promoter/Developer and the Allottee/Purchaser agrees that the Apartment/Flat along with garage/covered parking shall be treated as a single indivisible Apartment/Flat for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee/ Purchaser. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee/Purchaser of the Project.

The Promoter/Developer agrees to pay all outgoings before transferring the physical possession of the Apartment/Flat to the Allottee/Purchaser, which it has collected from the Allottee/Purchaser, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter/Developer fails to pay all or any of the outgoings collected by it from the Allottee/Purchaser or any liability, mortgage loan and interest thereon before transferring the Apartment/Flat to the Allottee/Purchaser, the Promoter/Developer agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

The Allottee/Purchaser has paid a sum of **₹……/- (Rupees ……..) Only** as booking amount being part payment towards the total price of the Apartment/Flat at the time of application, the receipt of which the Promoter/Developer hereby acknowledges and the Allottee/Purchaser hereby agrees to pay the remaining price of the Apartment/Flat as prescribed in the Payment Plan **[Schedule C]** as may be demanded by the Promoter/ Developer within the time and in the manner specified therein:

Provided that if the Allottee/Purchaser delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules.

2. **MODE OF PAYMENT:**

Subject to the terms of the Agreement and the Promoter/Developer abiding by the construction milestones, the Allottee/Purchaser shall make all payments, on written demand by the Promoter/Developer, within the stipulated time as per Payment Plan [Schedule-C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favour of **"STATE**

BANK OF INDIA", **Branch SRI KRISHNA PURI, PATNA Account No.- 45165236116, IFSC Code-SBIN0003114** payable at Patna.

3. **COMPLIANCE OF LAWS RELATING TO REMITTANCES:**

3.1 The Allottee/Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made there under or any statutory amendment (s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter/Developer with such permission, approvals which would enable the Promoter/Developer to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee/Purchaser understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter/Developer accepts no responsibility in regard to matters specified in Para- 3.1 above. The Allottee/Purchaser shall keep the Promoter/Developer fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/Purchaser to intimate the same in writing to the Promoter/Developer immediately and comply with necessary formalities if any under the applicable laws. The Promoter/Developer shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/Purchaser and such third party shall not have any right in the application /allotment of the said Apartment/Flat applied for herein in any way and the Promoter/ Developer shall be issuing the payment receipts in favour of the Allottee/Purchaser only.

4. **ADJUSTMENT/APPROPRIATION OF PAYMENTS:**

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

5. **TIME IS ESSENCE:**

The Promoter/Developer shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment/Flat to the Allottee/Purchaser and the common areas to the association of Allottee/Purchaser or the competent authority', as the case may be.

6. **CONSTRUCTION OF THE PROJECT/APARTMENT/FLAT:**

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

7. POSSESSION OF THE APARTMENT/FLAT:

7.1 Schedule for possession of the said Apartment/Flat - The Promoter/Developer agrees and understands that timely delivery of possession of the Apartment/Flat to the Allottee/Purchaser and the common areas to the association of Allottee/Purchaser or the competent authority, as the case may be, is the essence of the Agreement. The Promoter/Developer assures to hand over possession of the Apartment/Flat along with ready and complete common areas with all specifications, amenities and facilities of the project in place on …..-…..-202…… unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, lockdown, pandemic or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee/Purchaser agrees that the Promoter /Developer shall be entitled to the extension of time for delivery of possession of the Apartment/Flat, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee/Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter/Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter/ Developer shall refund to the Allottee/Purchaser the entire amount received by the Promoter/Developer from the allotment within 45 days from that date. The Promoter/Developer shall intimate the Allottee/Purchaser about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee/Purchaser, the Allottee/Purchaser agrees that he/she shall not have any rights, claims etc. against the Promoter/Developer and that the Promoter/Developer shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 **Procedure for taking possession** - The Promoter/Developer, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment/Flat, to the Allottee/Purchaser in terms of this Agreement to be taken within two months from the date of issue of occupancy certificate. [Provided that, in the absence of local law, the conveyance deed in favour of the Allottee/ Purchaser shall be carried out by the Promoter/Developer within 3 months from the date of issue of occupancy certificate. The Promoter/Developer agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter/Developer. The Allottee/Purchaser, after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/Developer/association of Allottee/ Purchaser, as the case may be after the issuance of the completion certificate for the project. The Promoter/Developer shall hand over the occupancy certificate of the Apartment/Flat, as the case may be, to the Allottee/Purchaser at the time of conveyance of the same.

7.3 **Failure of Allottee/Purchaser to take Possession of Apartment/Flat-** Upon receiving a written intimation from the Promoter/Developer as per Para-7.2, the Allottee/Purchaser shall take possession of the Apartment/Flat from the Promoter /Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter/ Developer shall give possession of the Apartment/Flat to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in Para-7.2, such Allottee/Purchaser shall continue to be liable to pay maintenance charges as specified in para 7

7.4 **Possession by the Allottee/Purchaser-** After obtaining the occupancy certificate and handing over physical possession of the Apartment/Flat to the Allottee/ Purchaser, it shall be the responsibility of the Promoter/Developer to hand over the necessary documents and plans, including common areas, to the association of Allottee/Purchaser or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local law, the Promoter/Developer shall handover the necessary documents and plans, including common areas, to

the association of Allottee/Purchaser or the competent authority, as the case may be, within thirty days after obtaining the completion certificate],

7.5 **Cancellation by Allottee/Purchaser** - The Allottee/Purchaser shall have the right to cancel/withdraw her allotment in the Project as provided in the Act:

Provided that where the Allottee/Purchaser proposes to cancel/withdraw from the project without any fault of the Promoter/Developer, the Promoter/ Developer herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee/Purchaser shall be returned by the Promoter/Developer to the Allottee/Purchaser within 45 days of such cancellation.

7.6 Compensation- The Promoter/Developer shall compensate the Allottee/ Purchaser in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter/Developer fails to complete or is unable to give possession of the Apartment/Flat (i) in accordance with the terms of this Agreement, duly completed by the date specified in Para- 7.1; or (ii) due to discontinuance of their businesses a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter/Developer shall be liable , on demand to the Allottee/Purchaser, in case the Allottee/Purchaser wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment/Flat, with interest at the rate prescribed in the Rules including compensation in the manner as provided under the Act within forty-five days of it becoming due. Provided that where if the Allottee/Purchaser does not intend to withdraw from the Project, the Promoter/Developer shall pay the Allottee/Purchaser interest at the rate prescribed in the Rules for every month of delay, till the handing over of the possession of the Apartment/Flat, which shall be paid by the Promoter/ Developer to the Allottee/Purchaser within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/DEVELOPER:-

The Promoter/Developer hereby represents and warrants to the Allottee/ Purchaser as follows:

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

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

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

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

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment/Flat are valid and subsisting and have been obtained by following due process of law. Further, the Promoter/Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment/Flat and common areas;

(vi) The Promoter/Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/Purchaser created herein, may prejudicially be affected;

(vii) The Promoter/Developer has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said

Land, including the Project and the said Apartment/Flat which will, in any manner, affect the rights of Allottee/ Purchaser under this Agreement;

(viii) The Promoter/Developer confirms that the Promoter/Developer is not restricted in any manner whatsoever from selling the said Apartment/Flat to the Allottee /Purchaser in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter/Developer shall handover lawful, vacant, peaceful, physical possession of the Apartment /Flat to the Allottee /Purchaser and the common areas to the association of Allottee/Purchaser or the competent authority, as the case may be;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Promoter/Developer has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and Municipal taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of Apartment/Flat, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee/Purchaser and the association of Allottee/Purchaser or the competent authority, as the case may be;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter/Developer in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter/Developer shall be considered under a condition of Default, in the following events:

(i) Promoter/Developer fails to provide ready to move in possession of the Apartment/Flat to the Allottee/Purchaser within the time period specified in Para- 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the Apartment/Flat shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

(ii) Discontinuance of the Promoter/Developer's business as a developer on account of suspension or revocation of their registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of Default by Promoter/Developer under the conditions listed above, Allottee/Purchaser is entitled to the following:

(i) Stop making further payments to Promoter/Developer as demanded by the Promoter/Developer. If the Allottee/Purchaser stops making payments, the Promoter/ Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee/Purchaser be required to make the next payment without any interest; or

(ii) The Allottee/Purchaser shall have the option of terminating the Agreement in which case the Promoter/Developer shall be liable to refund the entire money paid by the Allottee/Purchaser under any head whatsoever towards the purchase of the Apartment/Flat, along with interest at the rate prescribed in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee/Purchaser does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the Promoter/ Developer, interest at the rate prescribed in the

Rules, for every month of delay till the handing over of the possession of the Apartment/Flat, which shall be paid by the Promoter/Developer to the Allottee/Purchaser within forty-five days of it becoming due.

9.3 The Allottee/Purchaser shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee/Purchaser fails to make payments for two consecutive demands made by the Promoter/Developer as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee/Purchaser shall be liable to pay interest to the Promoter/Developer on the unpaid amount at the rate prescribed in Section 17 of Bihar Real Estate (Regulation & Development) Rules 2017.

(ii) In case of Default by Allottee/Purchaser under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter /Developer in this regard, the Promoter/Developer may cancel the allotment of the Apartment/Flat in favour of the Allottee/Purchaser and refund the money paid to him by the Allottee/Purchaser by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated. Provided that the Promoter/ Developer shall intimate the Allottee/Purchaser about such termination at least thirty days prior to such termination.

10. **CONVEYANCE OF THE SAID APARTMENT/FLAT:**

The Promoter/Developer, on receipt of Total Price of the Apartment/Flat as per Para- 1.2 under the Agreement from the Allottee/Purchaser, shall execute a conveyance deed and convey the title of the Apartment/Flat together with proportionate indivisible share in the Common Areas within 3 months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee/Purchaser. [Provided that, in the absence of local law, the conveyance deed in favour of the Allottee/ Purchaser shall be carried out by the Promoter/Developer within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee/ Purchaser fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee/Purchaser authorizes the Promoter/Developer to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter/Developer is made by the Allottee/ Purchaser.

11. **MAINTENANCE OF THE SAID BUILDING/APARTMENT/FLAT/ PROJECT:**

The Promoter/Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of Allottee/Purchaser upon the issuance of the completion certificate of the project. The cost of such Maintenance has been included in the Total Price of the Apartment/Flat.

12. **DEFECT LIABILITY:**

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter/Developer as per the agreement for sale relating to such development is brought to the notice of the Promoter/Developer within a period of 5 (five) years by the Allottee/Purchaser from the date of handing over possession, it shall be the duty of the Promoter/Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter/Developer's failure to rectify such defects within such time, the aggrieved Allottee/Purchaser shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. **RIGHT TO ENTER THE APARTMENT/FLAT FOR REPAIRS:**

The Promoter/Developer/maintenance agency/association of Allottee/Purchaser shall have rights of unrestricted access of all Common Areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee/ Purchaser agrees to permit the association of Allottee/Purchaser and/or maintenance agency to enter into the Apartment/Flat or any part thereof,

after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. **USAGE:**

Use of Basement, Ground and Service Areas: The basement(s), Ground and service areas, if any, as located within the **"SATVIKA MARINA BAY"** shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee/Purchaser shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottee/Purchaser formed by the Allottee/Purchaser for rendering maintenance services.

15. **GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT/FLAT:**

15.1 Subject to Para-12 above, the Allottee/Purchaser shall, after taking possession, be solely responsible to maintain the Apartment/Flat at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment/Flat, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment/Flat and keep the Apartment/Flat, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2 The Allottee/Purchaser further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee/ Purchaser shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee/Purchaser shall not store any hazardous or combustible goods in the Apartment/Flat or place any heavy material in the common passages or staircase of the Building. The Allottee/Purchaser shall also not remove any wall, including the outer and load bearing wall of the Apartment /Flat,

15.3 The Allottee/Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter/Developer and thereafter the association of Allottee/Purchaser and/or maintenance agency appointed by association of Allottee/Purchaser. The Allottee/Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:**

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

17. **ADDITIONAL CONSTRUCTIONS:**

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

18. PROMOTER/DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter/Developer executes this Agreement he shall not mortgage or create a charge on the Apartment/Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/Purchaser who has taken or agreed to take such Apartment/Flat.

19. BIHAR APARTMENT OWNERSHIP ACT:

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

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee/Purchaser by the Promoter/ Developer does not create a binding obligation on the part of the Promoter /Developer or the Allottee/Purchaser until, firstly, the Allottee/Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar, Danapur/Patna as and when intimated by the Promoter/Developer. If the Allottee/Purchaser(s) fails to execute and deliver to the Promoter/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/ Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter/Developer, then the Promoter/Developer shall serve a notice to the Allottee/Purchaser for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee/Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.

21. **ENTIRE AGREEMENT:**

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

22. **RIGHT TO AMEND:**

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

23. **PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/PURCHASER /SUBSEQUENT ALLOTTEE/PURCHASER:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment/Flat and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee/Purchaser of the Apartment /Flat, in case of a transfer, as the said obligations go along with the Apartment /Flat for all intents and purposes.

24. **WAIVER NOT A LIMITATION TO ENFORCE:**

24.1 The Promoter/Developer may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee/ Purchaser in not making payments as per the Payment Plan [Schedule- C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee/Purchaser that exercise of discretion by the Promoter/Developer in the case of one Allottee/Purchaser shall not be construed to be a precedent and/or binding on the Promoter/Developer to exercise such discretion in the case of other Allottee/Purchaser.

24.2 Failure on the part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. **SEVERABILITY:**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the

purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

27. **FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, Danapur/Patna in the State of Bihar. Hence this Agreement shall be deemed to have been executed at District Patna.

29. **NOTICES:**

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

ALLOTTEE/PURCHASER NAME AND ADDRESS:-

MR./MS. ……..……, Son/Wife of Mr. ……., resident of ……...…… ……., P.S.-……., P.O.–……., District–…….. in the State of ……, PIN–……., Nationality–Indian.

PROMOTER/DEVELOPER NAME AND ADDRESS:-

SATVIKA STARS PRIVATE LIMITED, having its registered office at House No.-B/231 "Prabhawati Niwas" Ground Floor, Sri Krishna Puri, Boring Road, P.O.-G.P.O., P.S.-Sri Krishna Puri, Town and District-Patna in the State of Bihar, PIN-800001, represented by its Director **MR. SUBODH VERMA,** Son of Late Devki Nandan Prasad Verma, resident of 3rd Floor "Indu Niketan", Basawan Park Lane, P.S.-Sri Krishna Puri, Town & District-Patna in the State of Bihar, PIN-800001, Nationality-Indian,

It shall be the duty of the Allottee/Purchaser and the Promoter/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/ Developer or the Allottee/Purchaser, as the case may be.

30. **JOINT ALLOTTEE/PURCHASER:**

That in case there are Joint Allottee/Purchaser all communications shall be sent by the Promoter/Developer to the Allottee/Purchaser whose name appears first and at the address given by

him/her which shall for all intents and purposes to consider as properly served on all the Allottee/Purchaser.

31. **SAVINGS:**

Any application letter, allotment letter, agreement, or any other document signed by the Allottee/Purchaser, in respect of the Apartment/Flat, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such Apartment/Flat, plot or building, as the case may be, shall not be construed to limit the rights and interests of the Allottee/Purchaser under the Agreement for Sale or under the Act or the rules or the regulations made there under.

32. **GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and the Rules and Regulations made there under including other applicable laws of India for the time being in force.

33. **DISPUTE RESOLUTION:**

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

SCHEDULE - A

(Description of the Land on which Promoter/Developer is Constructing Multi- Storey Building "SATVIKA MARINA BAY")

All that piece and parcel of the land measuring an area of more or less 10120.64 Square meter equivalent to 250.00 Decimal, Land bearing Mauza–Sikandrapur, Thana No.-17 (Seventeen), Tauzi–5855 (Five Thousand Eight Hundred Fifty Five), Khata No.-238 & 260 and Cadastral Survey Plot No.-753,754,757,758 & 759, Situated at Mauza - Sikandrapur, Pargana–Phulwari Shariff, P.S.–Danapur, Town and District–Patna in the State of Bihar within the jurisdiction of Sub Registry Office-Danapur and District Registry Office–Patna in the State of Bihar and fixed annual rent Paying in the office of Circle Officer, Danapur (Bihar), Halka- Nagar Prishad Danapur within the limit of Nagar Prishad Danapur Nizamat/Patna Regional Development Authority (Dissolved) and same is bounded as follows :-

1. **North:** PLOT NO 757, 758 AND ROAD
2. **South:** PLOT NO 753
3. **East :** PART PLOT 754
4. **West :** PLOT NO 760 & 761

SCHEDULE – A (I)

(Description of the Property Under this Agreement For Sale)

All that residential **APARTMENT/FLAT NO. ….. (Type-….. BHK)** on the **…….. FLOOR having a Carpet Area of …… Square Feet, Apartment/Flat Exclusive Balcony Area ……. Square Feet (having a Super Built-Up Area of …… (……..) Square Feet with One Reserved Car Parking Space for Apartment/Flat No. …….. in the building known as "SATVIKA MARINA BAY"**along with undivided proportionate share in the land, common assets and common area including all amenities, fittings and fixtures, **Situated at** Mauza–Sikandrapur, Thana No.-17 (Seventeen), Tauzi–5855 (Five Thousand Eight Hundred Fifty Five), Khata No.-238 & 260 (and Cadastral Survey Plot No.-753,754,757,758 & 759 Situated at Mohalla- Nasriganj, P.S.–Danapur,

Town and District–Patna in the State of Bihar within the jurisdiction of Sub Registry Office-Danapur and District Registry Office–Patna in the State of Bihar and fixed annual rent Paying in the office of Circle Officer, Danapur (Bihar), Halka- Nagar Prishad Danapur within the limit of Nagar Prishad Danapur Nizamat/Patna Regional Development Authority (Dissolved) and same is bounded as follows :-

BOUNDARY OF THE APARTMENT/FLAT

NORTH : -
SOUTH : -
EAST : -
WEST : -

Note–Government Valuation is mentioned at M.V.R. Code–039 and Zone-3.

SCHEDULE 'B'
FLOOR PLAN OF THE FLAT/APARTMENT

SCHEDULE – C
(PAYMENT PLAN)

Total consideration amount for the property fully described in Schedule A of this deed is **₹……./- (Rupees ……) Only** and GST and/or any other taxes, Maintenance Charge which may be levied as applicable in addition i.e. ("Total Price").

Consideration Amount is …….. **₹……../-**
GST @ 5% is …….. ₹……./-
Payment received till date is …….. ₹……./-

Cheque / D.D. No./RTGS-	**Bank**	**Date**	**Amount**
……..	……	……..	……

Total-₹……./-

Balance payment as on date is ₹……/- including of GST or any other similar taxes which may be levied as applicable in addition.

This consideration money is only valid if the payment is made as per following payment schedule.

Payment Schedule (Construction linked Plan):-

At the time of Booking	10% plus GST as applicable.
On excitation of Legal Documents	10%
At the time of Foundation Work	20% plus GST as applicable.
2nd Installment on completion of 5th Floor Roof Casting	10% plus GST as applicable.
3rd Installment on completion of 12th Floor Roof Casting	10% plus GST as applicable.
4th Installment on completion of 21th Floor Roof Casting	10% plus GST as applicable.
5th Installment on completion of 29th Floor Roof Casting	10% plus GST as applicable.
6th Installment on completion of 36th Floor Roof Casting	10% plus GST as applicable.
At the time of Flooring Work	05% plus GST as applicable
Before possession (entire Balance Payment)	05% plus GST as applicable.

SCHEDULE–D
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT)

General Specification:

Structure : Earthquake resistant R.C.C. Frame Structure reinforced with ISI mark steel.

Chowkhats : Door Frames (Chowkhats) of Hard Wood (Sal).

Door : 30 mm thick ISI mark flush door shutters,

Window : Upvc/System Allumunium Fream Window With Glass .

Flooring : Vitrified floor tiles.

Kitchen :

- Flooring : Vitrified tiles.
- Platform : Granite topped cooking platform.
- Dado : 2' high glazed tiles.
- Sink : Steel sink.

Dining Hall : One number ISI mark white color hand wash basin in Dining hall.

Bathroom :

- Flooring : Anti Skid Ceramic Tiles.
- Walls : Glazed Tiles up to door level.
- Sanitary Ware : White glazed vitreous sanitary ware of ISI mark.
- Fittings : Chrome, plated C.P. Fitting, Wash basin.
- Cistern : PVC cistern in white color.
- Hot and Cold : Hot/Cold fitting in all toilets.

Electrical : All internal wiring in concealed conduits with copper wire.
All electrical switch and accessories of ISI mark (Modular).
Adequate lighting power point.
Provision of A.C. point.

Washing M. Point : Washing machine point with water inlet and outlet provided at as suitable at as suitable location.

Internal Wall Finish : All internal walls shall be finished with putty.

External Wall Finish: All external wall finished with paint.

Water Proofing : Double coat of water proofing treatment for all toilets.

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

Parking Flooring : Parking area Marble Crazy/Chequered tiles.

Water Supply : 24 Hours from own tube well.

Electric Supply : From South Bihar Power Distribution Company Ltd.

Generator : Stand by Generator for common area and 300 watts in each Flat/Apartment.

Lift : Eight passengers lift provided.

Intercom : Intercom facilities provided in each flat.
Heat proof work, Water proof work on top floor roof.

Note: - The above specifications are subject to such variations, additions, alterations and modifications as may be decided by the developers/architects/landowners/ and in the overall interest of the project.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Patna/Danapur in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:
Allottee/Purchaser:

Signature ……..

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Promoter/Developer:
Signature ……..

At Patna/Danapur in presence of:

WITNESSES:
1. Signature ……..……..
Son / Wife of ……..……..
Address ……..…….
…….....
…….……..

2. Signature ……..……..
Son / Wife of ……..……..
Address ……..…….
…….....
……..……..……..

This **Agreement for Sale** is drafted by me as per the instructions and Documents provided by the aforesaid Allottee/Purchaser and Promoter/Developer.

Typed By:-