AGREEMENT FOR SALE

This Agreement for Sale is made and executed on this..... day of 202.... (two thousand twenty .....) A.D. of the Christian Era.

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

BETWEEN

RAM MERTIYA DEVELOPERS PRIVATE LIMITED (a company incorporated under the Companies Act, 2013) having its registered addres at Ground Floor, Vasudeo City, opposite Raj Hans Guest House, Beni Babu ka Bagicha, Rajendra Path, P.O. - GPO, P.S. - Kadamkuan, District - Patna, Pin Code – 800001, Bihar, represented through its Partner - **MR. Ranjan Kumar Mertiya,** son of Mr. Kailash Chand, resident of, 4th floor, Vasudeo City, opposite Raj Hans Guest House, Beni Babu ka Bagicha, Rajendra Path, P.O. - GPO, P.S. - Kadamkuan, District - Patna, Pin Code – 800001, Bihar, an Indian Citizen, 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 of 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) of the **FIRST PART**.

Project Registration No. BRERAP...../.....

Project Name: PALLADIUM

Mob: 9334217302

Aadhar No. 4168 2011 6218

GST No. .....

AND

Mr/Mrs., aged about ..... years, son/wife of ....., resident of District ....., P.O. ....., Pin Code ....., P.S. ....., an Indian Citizen, hereinafter referred to as the "**ALLOTTEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successor-in interest and permitted assigns) of the **SECOND PART**.

PAN:

Mob: Aadhar No.

M/s RAM MERTIYA DEVELOPERS PVT LTD

Ranjan Kumar Mertiya

Director

The Promoter/Developer and Allottee 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.

(f) "**Apartment**" means a space/dwelling unit/ flat/shop/unit in any the complex or building on a plot forming a part of whole project intended to be used for residential or commercial or such other purpose for which it was approved and sold, subject to applicable laws.

WHEREAS:

(A) WHEREAS the **FIRST PART – RAM MERTIYA DEVELOPERS PRIVATE LIMITED** a company incorporated under the Companies Act, 2013, whose main objective is to construct multistoried building(s) by either entering into joint venture or by purchase and self develop the property in question.

(B) WHEREAS the PROMOTER/DEVELOPER entered into following development agreements: **(1)** registered on date: 03/11/2021 vide Deed No. 8642, Book No. 01, Volume No. 150, on pages from 499 to 519 in total 21 pages, which has been preserved in CD 23, Token No. 9034/2021, Serial No. 8934 with the Land Owners – Mr. Ratan Lal Choudhary and Mr. Avinash Kumar, both sons of late Bhola

M/s RAM MERTIYA DEVELOPERS PVT. LTD.

Ranjan Kumar Jaiswal

Director

Choudhary, residents of Mohalla – Baagtaz Khan @ Pokhra (Hospital Road), PO – Hajipur, PS – Town Thana, District – Vaishali, Pin Code – 844101, Bihar, for their vacant plot of land total measuring 139 dismils, situated under Mauza – Baagtaz Khan @ Pokhra, within Jurisdiction of District Registry office Hajipur, P.S. – Nagar Parishad Thana, Thana Code. – 250, Halka – Nagar Parishad 2, bearing Khata No. – 317 & 201, Plot No. – 431, 459 & 461, recorded on Jamabandi Nos. 1437 and 1438 **(2)** registered on date: 07/02/2022 vide Deed No. 1068, Book No. 01, Volume No. 20, on pages from 534 to 552 in total 19 pages, which has been preserved in CD 3, Token No. 1073/2022, Serial No. 1063 with the Land Owners – Mr. Ratan Lal Choudhary and Mr. Avinash Kumar, both sons of Late Bhola Choudhary, residents of Mohalla – Baagtaz Khan @ Pokhra (Hospital Road), PO – Hajipur, PS – Town Thana, District – Vaishali, Pin Code – 844101, Bihar, for their vacant plot of land total measuring 20 dismils, situated under Mauza – Baagtaz Khan @ Pokhra, within Jurisdiction of District Registry office Hajipur, P.S. – Nagar Parishad Thana, Thana Code. – 250, Halka – Nagar Parishad 2, bearing Khata No. – 317 & 201, Plot No. – 431, 459 & 461, recorded on Jamabandi Nos. 1437 and 1438 **and (3)** registered on date: 02/11/2022 vide Deed No. 10646, Book No. 01, Volume No. 208, on pages from 71 to 84 in total 14 pages, which has been preserved in CD 32, Token No. 10850/2022, Serial No. 10751 with the Land Owner – Mr. Madhukar, both son of Mr. Rajkishore Prasad, resident of – 2, Baagmali, Hajipur, District – Vaishali, Pin Code – 844101, Bihar, for his plot of land total measuring 2.275 dismils, situated under Mauza – Baagtaz Khan @ Pokhra (W7), within Jurisdiction of District Registry office Hajipur, P.S. – Nagar Parishad Thana, Thana Code. – 250, Halka – Nagar Parishad 2, bearing Khata No. – 196, Plot No. – 460, recorded on Jamabandi Nos. 200. All these three development agreements were duly registered at District Registry office Hajipur, District- Vaishali, Bihar.

M/s RAM MERTIYA DEVELOPERS PVT LTD
Ranjan Kumar Verma

Director

(C) WHEREAS the said property of Land Owners – Mr. Ratan Lal Choudhary and Mr. Avinash Kumar is their ancestral property, which they inherited from their parents while the said property of Mr. Madhukar is also his ancestral property which he acquired through Deed Of Partition dated: 14/07/2021.

(D) WHEREAS the Land Owners – Mr. Ratan Lal Choudhary, Mr. Avinash Kumar and Mr. Madhukar executed the registered Development Agreements of the property/land in the favor of the Developer. Thus the Developer with the consent of land owners for the total land measuring **161.275 dismils** as described above also mentioned in schedule-A of this Agreement for Sale is developing the land by constructing multistoried complex on joint venture basis in the name & style of "**PALLADIUM**" Complex situated at **Mauza - Baagtaz Khan @ Pokhra (W7)** within in the Jurisdiction of **District Registry office – Hajipur,** district **– Vaishali (Bihar)**.

(E) WHEREAS, thus the above named Developer decided to Construct Multistoried Residential Building/Apartment over the Scheduled property and sell the apartments/units of Building/complex to the desired Purchasers/Buyers by receiving the Consideration Amount.

(F) WHEREAS, thus, it is clear from the above facts, the Developer Company have every right, title and possession over the Schedule-B property and as per Section-05 of the Bihar Apartment Act, 2006, the Developer has every right and title to transfer, negotiate for Agreement for Sale of the property as mentioned in Schedule-B as per the terms and conditions of the Development Agreement with the Land Owner.

(G) WHEREAS, the Project has been approved by the **Bihar Real Estate Regulatory Authority Bihar**, Patna vide Project Registration No. **BRERAP...../R-...../..**

(H) WHEREAS, the Developer Company got the Building Plan approved from the **Nagar Parishad, Hajipur** for Constructing the Multistoried Building over the Schedule-A property vide **S. No. 93/2023** dated **18/11/2023.**

M/s RAM MERTIYA DEVELOPERS PVT LTD
Ranjan Kumar Mehta
Director

(I) WHEREAS, the **Provisional Fire Clearance Certificate** has been granted vide **Letter No. 18797 dated: 18/09/2023** by Fire Officer-cum-Director, Bihar, Patna issued for the proposed Construction of the Multistoried Building over the Schedule-A property.

(J) WHEREAS, the work of the Project is going on and during the construction of the project, it is obvious that the project could be delayed due to force majeure conditions, which is deeply regretted and in such circumstances the allottee has no right to raise any objection and there is also possibility of extension of project period due to shortage of building materials in the market or other unforeseen circumstances.

(K) And WHEREAS, as per the Bihar Apartment Act, the Project/Building/Complex has got the required Certificates as per the provisions of the **Real Estate Regulatory Authority, Bihar**, Patna and Sanction of the Building Plan from the **Nagar Parishad**, Hajipur.

(L) The Allottee had applied for a shop/apartment in the project vide application dated: ..... and has been allotted Shop/Apartment No. ..... on ..... Floor measuring ..... square feet of Super Built-up Area and of pro rata share in the common areas as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Shop/Apartment", more particularly described in Schedule-B and the floor plan of the Building/Complex is annexed hereto) in "**PALLADIUM**" Complex situated at **Mauza - Baagtaz Khan @ Pokhra (W7)** within in the Jurisdiction of **District Registry office – Hajipur,** district **– Vaishali (Bihar).**

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

(N) 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;

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Director

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

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement the promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the shop/apartment as specified above.

1.2 The total Price for the shop/apartment based on the carpet area is Rs. ..... (Rupees ..... only).

Explanation:

(i) The total Price above includes the booking amount paid by the allottee to the Promoter towards the shop/apartment;

(ii) The total Price above mentioned excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the allottee, by whatever name called) up to the date of handing over the possession of the shop/apartment to the allottee and the project/complex to the association of allottees 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 to the promoter shall be increased/reduced based on such change/ modification:

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

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;

(iii) The Promoter shall periodically intimate in writing to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rule/ notifications together with dates from which such taxes/ levies etc. have been imposed or become effective;

(iv) The total Price of the shop/apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint marbles, tiles, doors, windows, fire detection and fire-fighting equipment in the common areas, maintenance charges which includes cost for providing all other facilities, amenities and specifications to be provided within the shop/apartment and the Project.

1.3 The total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/rule/ regulation to that effect along with the demand letter

M/S RAM MERTIYA DEVELOPERS PVT LTD

Director

being issued to the Allottee, 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.

1.4 The Allottee shall make payment as per the payment plan set out in Schedule-C (payment plan).

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

1.6 The Promoter shall confirm to the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area then the Promoter shall refund the excess money paid by the Allottee within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area of the apartment allotted to Allottee, the Promoter may demand from

M/s RAM MERTIYA DEVELOPERS PVT. LTD.
Director

Ranjan Kumar Mehta

the Allottee 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.

1.7 Subject to 1.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment/ Shop as mentioned below:

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

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

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

(iv) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment, as the case may be.

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Director

It is made clear by the Promoter and the Allottee agrees that the said shop/apartment along with covered parking shall be treated as a single indivisible unit 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. It is clarified that project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the project.

The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment/shop to the Allottees, which it has collected from the Allottees, 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 the competent authorities, banks and financial institutions, which are related to the project). If the promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

The Allottee has paid a sum of Rs. ..... (Rupees ..... only) as booking amount being part payment towards the total price of the Apartment/shop at the time of application, the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment/shop as prescribed in the Payment Plan [Schedule-C] as

M/S RAM MERTIYA DEVELOPERS

Director

may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee 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 abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan [Schedule-C] through A/c Payee cheque/demand draft/bankers cheque or online payment (as applicable) in favor of "....." payable at Patna. If the Allottee needs a loan to pay the consideration amount of the apartment to the Promoter for purchasing the shop/apartment, the Allottee will obtain loan or apply for loan from the bank/financial institution chosen by the Promoter.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, 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 acquisition/sale/ transfer of immovable properties in India etc. and payment provide the Promoter with such permission, approvals which would enable the Promoter 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,

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

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 understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she may be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

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

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the

M/s RAM MERTIYA DEVELOPERS PVT LTD

 Ranjan Kumar Mehta

Director

Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/ COMPLEX:

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

7. POSSESSION OF THE APARTMENT/SHOP:

7.1 **Schedule for possession of the said Apartment/Shop:** The Promoter agrees and understands that timely delivery of possession of the said shop/apartment to the allottee and the common areas to the Association of Allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to hand over possession of the Apartment along with ready and complete common areas with all specifications, amenities and facilities of the project in place on time unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project.

M/S RAM MERTIYA DEVELOPERS PVT LTD

Director

("Force Majeure"). If however, the completion of the project is delayed due to the Force Majeure conditions then the Allottee agrees that the promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall may be terminated if the parties so desire and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. The promoter shall intimate the allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 **Procedure for taking possession:** The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee 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 favor of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate). The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee, after taking possession, agrees to pay the maintenance charges as determined by the Promoter/ association of allottees, as the case may be. The promoter shall hand over the occupancy certificate of the apartment/Complex, as the case may be to the allottee at the time of conveyance of the same.

M/s RAM MERTIYA DEVELOPERS PVT LTD
Ranjan Kumar Mehta

Director

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

7.4 **Possession by the Allottee:** After obtaining the occupancy certificate and handing over physical possession of the apartment to the Allottees, it shall be the responsibility of the promoter to hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, as per the local laws. [Provided that, in the absence of any local laws, the promoter shall hand over the necessary documents and plans, including common areas, to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate].

7.5 **Cancellation by Allottee:** The Allottee shall have the right to cancel/ withdraw his allotment in the project as provided in the Act:

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

7.6 **Compensation:** The Promoter shall compensate the Allottee 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

M/S RAM MERTIYA DEVELOPERS PVT LTD

Director

manner as provided under the Act and the claim for interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement duly completed as per Para 7.1; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee 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, 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 does not intend to withdraw from the project the promoter shall pay the Allottee interest at the rate prescribed in the Rules for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

8. REPRESENTATIONS & WARRANTIES OF THE PROMOTER:

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

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

M/s RAM MERTIYA DEVELOPERS PVT LTD
Ranjan Kumar Mehta
Director

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

(iii) There are no encumbrances upon the said Land or the Project;

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

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

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

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

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

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the

M/s RAM MERTIYA DEVELOPERS PVT LTD
Ranjan Kumar Mehta

Director

Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be;

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

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

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

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

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

(i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee as 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 purposes of this

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

Para "ready to move in possession" shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;

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

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

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

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

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the promoter to the allottee within forty-five days of it becoming due.

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Ranjan Kumar Mehta
Director

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

(i) In case the Allottee fails to make payments for one demand made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard, the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribed in the Rules;

(ii) In case of default by Allottee under the condition listed above continues for a period of one month, the Promoter may revise the Total Price for the shop/apartment by raising the same up to Rs.100/- (rupees one hundred only) per sq.ft.

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

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per Para 1.2 under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment 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. [Provided that in the absence of local law, the conveyance deed in favor of the allottee shall be carried out by the promoter within 3 months from the date of issue of occupancy certificate]. However, in case the Allottee

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Director

fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the promoter to withhold registration of the conveyance deed in his/her favor till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE BUILDING/ PROJECT:

The Promoter shall be responsible to (Tower/Block) provide and maintain essential services in the Project till giving over of the maintenance of the project to the association of allottees upon the issuance of the completion certificate of the project (Tower/Block).

12. DEFECTLIABILITY:

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

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The Promoter/maintenance agency/association of allottees shall have rights of unrestricted access of all Common Areas, garage/covered parking and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment/Complex or

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Director

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 and Service Areas, if any, as located within the "**PALLADIUM**" shall be earmarked for the purposes such as parking spaces including but not limited to sub-station, transformer, DH 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 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 allottees formed by the Allottees for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

15.1 Subject to Para 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment 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, 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 and keep the Apartment, 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.

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Ranjan Kumar Jain

Director

15.2 The Allottee 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 unless permitted to do so in writing from the Promoter/Maintenance agency. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

15.3 The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency. The Allottee 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 with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. ADDITIONAL CONSTRUCTIONS:

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

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Director

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

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

19. APARTMENT OWNERSHIP ACT OF THE STATE:

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Bihar State Apartment Ownership Act.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, appears for registration of the same before the Sub-Registrar or the District Registrar, Hajipur as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the

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Ranjan Kumar Mehta
Director

booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT:

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 /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/SUBSEQUENT ALLOTTEES:

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

24. WAIVER NOT A LIMITATION TO ENFORCE:

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement waive the breach by the Allottee in not making payments as per the Payment Plan [Annexure C] including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise

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Director

of by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottees.

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 has to make any payment, in common with other Allottee(s) in Project the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartment 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

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Director

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, in 30 days 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/ District Registrar, Hajipur. Hence this Agreement shall be deemed to have been executed.

29. NOTICES:

29.1 That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified above.

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

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

30. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. SAVINGS:

Any application letter, allotment letter, agreement, or any other document signed by the allottee, in respect of the apartment, plot or building, as the case may be, prior to the execution and registration of this Agreement for Sale for such apartment, plot or building as the case may be, shall not be construed to limit the right and interests of the allottee 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.

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

SCHEDULE-A

(Description of the Land over which " **PALLADIUM** " is constructed along with Boundaries)

All that piece and parcel of total land measuring 161.275 dismils situated under Mauza – Baagtaz Khan @ Pokhra (W7), within Jurisdiction of District Registry office Hajipur, P.S. – Nagar Parishad Thana, Halka – Nagar Parishad 2, bearing Khata No. – 196, 201 & 317, Plot No. – 431, 459, 460 & 461, Tauzi No. 320, Ward No. 07 within the jurisdiction of District Registry office Hajipur, District- Vaishali, Bihar.

Boundaries of the land:

North:	Lane and Sripal Singh
South:	Rajnarayan Yadav
East:	Siwana Chakmahmood Chisti
West:	Village road

District:	Vaishali
Mauza:	Baagtaz Khan @ Pokhra (W7)
Thana No:	164 (W7)
Halka:	Nagar Parishad 2
Circle:	Hajipur

SCHEDULE-B

(Description of the Apartment/Shop Allotted along with Boundaries)

All that. shop/apartment No. ..... on .....rd Floor, measuring ..... sqft of Super Built-Up Area, ... sqft of Carpet Area in "**PALLADIUM**" and with user right of common space in the apartment including the land owner's share in shops/apartments etc. will have proportionate share, right, title and interest over the land and bounded by :-

M/s-RAM MERTIYA DEVELOPERS PVT LTD.

Ranjan Kumar Yadav

Director

BOUNDARY OF THE APARTMENT/SHOP NO .....

North:

South:

East:

West:

SCHEDULE C

(Payment Plan/Schedule)

It is agreed by the Allottee that the Allottee will pay the agreed Consideration amount before final execution of absolute sale deed in the following manner:

At the time of Booking	- 10%
Commencement of Work at Site	-20%
Commencement of Foundation	-10%
Commencement of Retaining Wall of Basement	-10%
Commencement of Basement Roof Centering	- 10%
Commencement of Ground Floor Roof Centering	- 6%
Commencement of 2nd Floor Roof Centering	- 6%
Commencement of 3rd Floor Roof Centering	- 6%
Commencement of 4th Floor Roof Centering	- 6%
Commencement of 5th Floor Roof Centering	- 6%
Commencement of Brick Work	- 6%
At the time of Possession	- 4%

M/s RAM MERTIYA DEVELOPERS PVT LTD

Director

SCHEDULE-D

(Architectural & Structural Specifications of the Project/Apartment)

Foundation:	R.C.C. Pile Foundation as per the structural design
Structural:	R.C.C. framed structure, Earthquake Resistant.
Civil Work:	Class 1 Brick work.
Flooring:	Tiles Flooring.
Plaster:	½" Plaster in CM 1:6 on RCC surface.
Toilet:	White glazed tiles up to 7 ft height with wash basin, shower, W.C. (I.W.C.)/ white E.W.C. in common toilets, concealed G. I. Pipe with hot and cold water arrangements in shower fittings (ISI Brand).
Electrical:	Concealed P.V.C. conduit with copper wiring and Standard/Modules Electric accessories adequate light pore point (without fan, tube, bulb etc.).
Plumbing:	All internal G.I. Pipes shall be concealed.
Finish:	All internal walls and ceiling in plaster and P.O.P./wallputty with distemper and front External surfaces by Sandtex matt/ Super snowcem/as required.
Cement:	Any branded recognize cement (Concrete).
Lift:	Suitable Lift as per requirement will be provided.
Guard Room:	Guard Room will be provided.

SCHEDULE-E

(Amenities & Facilities of the Apartment)

(a) 24 hrs. Water supply from own tube well.

(b) Generator facilities.

(c) Telephone point.

(d) Inter-com facility from reception to every apartment on extra charges.

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Director

(e) Concealed electrification with copper wiring.

(f) Single phase electric connection on extra charge.

(g) T.V. cable point on extra charge.

(h) Extra facilities if any provided on extra cost.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER:
(affix photograph and sign on it)

(MR. RANJAN KUMAR MERTIYA)
Director, " **RAM MERTIYA DEVELOPERS PRIVATE LIMITED**"
PAN – AANCR0765R
SIGNATURE OF THE DEVELOPER

WITNESSES:

1.

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE:
(affix photograph and sign on it)

(.....)
PAN - .....
SIGNATURE OF THE ALLOTTEE

M/s RAM MERTIYA DEVELOPERS PVT LTD
Director

2.