

Stamp Receipt No. _____

GRN NO- _____

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at Ranchi on this the **xxxx** Day of **August**, 2026 at Ranchi.

BY AND BETWEEN

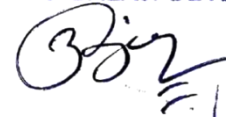
BHUSHAN AND BALAJI DEVELOPERS having its registered Office at- Bajra, Near Devkamal Hospital, P.O-Hehal, P.s-Sukhdeo Nagar, Bajra, Ranchi, Pin.-834005, District - Ranchi, State – Jharkhand, Branch Office at- H R Silk Creation, Mahaveer Chowk, Upper Bazar, P.O-GPO, Ps:-Kotwali, Ranchi, 834001, Jharkhand and “Bishwanath Bhawan”, Mohalla Madhukam, post hehal, P.S Sukhdeonagar, Dist Ranchi, state Jharkhand represented through its Partners

1. PAWAN KUMAR ARYA, (Aadhaar No.-XXXXXXXXX8773) DOB-27-03-1991, S/o Late Kamal Bhushan, Grandson of–Bishwanath Bhaghat, by faith – Hindu, by Caste – General (Not affected by the CNT Act, 1908), by Occupation – Business, Resident of Sri Vishwanath Bhawan, Mo: Madhukam P.O. Hehal P.S. Sukhdeonagar, District - Ranchi, State - Jharkhand.

&

2. HAPPY KINGER (Aadhaar No.-XXXXXXXXX0980) DOB-16.02.1992, Mobile No-9905547557 son of –Anchal Kinger, Grand son of Radhey Shyam Kinger, by faith – Hindu, by Caste – General (Not affected by the CNT Act, 1908),

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by Occupation –Business, Resident of-301, Balaji Pallazo, Dam Side Road No.2, Green Avenue, Kanke Road, P.S.-Gonda, Ranchi, Jharkhnad (Hereinafter called the **PROMOTER /DEVELOPER/FIRST PART**)(which expression shall, unless expressly excluded by the subject or context below, mean and include its heirs, Successors, Legal representatives, executors, administrators and other assigns) of the **FIRST PART**;

AND

1. _____, S/O _____ (PAN: DDEPK5072A) (Aadhar No.8202 XXXX XXXX) resident of _____ Bihar _____ (hereinafter referred to as the “**PURCHASER**”/“**ALLOTTEE**”) of the **SECONDLAST PART**;


The expressions the “**DEVELOPER**”/ “**BUILDER**”/ “**PROMOTER** ” and the “**PURCHASER**”/“**ALLOTTEE**” shall unless contrary to the context or meaning thereof mean, and include their respective heirs, successors, legal representatives, executors, administrators and assigns, as the case may be.

The term SINGULAR number shall include Plural and vice-versa.

The term MASCULINE gender shall include feminine and neuter gender and vice-versa.

WHEREAS the Landowners **PRAYAG DEVCON LLP** (Limited Liability Partnership Firm) PAN NO-AAMFP2245E Administrative office, 3rd Floor, Pasa House, Circular Road, Ranchi - 834001 represented through its authorized partners 1) **AJAY KUMAR AGARWAL**, DOB-01-01-1973 (Aadhaar No.-XXXXXXXXX2139) (PAN NO- ACLPA1556E), son of- Prakash Chand Agarwal, Grandson of– Late Shiv Lal Agarwal Mobile No 9234668100, by faith –Hindu, by

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Caste – General (Not affected by the CNT Act, 1908), by Occupation – Business, Resident of –Prem Deep, Cozy Corner, Near Debuka Nursing Home, Burdwan Compound, Ranchi, Dist Ranchi, Pin- 834001, State -Jharkhand Nationality– Indian.

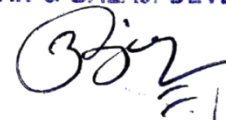
AND 2) **PUNIT KUMAR PODDAR**, DOB-19.08.1967, (Aadhaar No.-XXXXXXXXX2040) (PAN No.-AHUPP4859R) son of- Late Prem Kumar Poddar, Grandson of– Late Satyanarayan Poddar, by faith –Hindu, Mobile No 9431115499, by Caste – General (Not affected by the CNT Act, 1908), by Occupation – Business, Resident of – Uma Shanti Apartment, Kanke Road Ranchi, Dist Ranchi, Pin- 834008, State Jharkhand Nationality– Indian jointly are the absolute owners and in possession over the land measuring Total Area- 231 Decimals of R. S. Khata No - **180** under Khewat No - 6, Plot No - **265**, , Area - **26** Decimals & R.S. Khata no.- **3** under Khewat no. - 2, Plot no – **398**, Area- **205** Decimal bearing Holding No- 0330003688000Z0, Ward no- 31 of Ranchi Municipal Corporation Ranchi, situated at village -Hehal, P.S.- Ranchi, Dist- Ranchi, State Jharkhand having permanent heritable, transferable chhaperbandi right more fully described in the schedule below and the same has been acquired by virtue of three separate registered sale deeds hereinafter referred to as the “entire premises”;

The **LAND OWNES** have approached the **DEVELOPER** for erection and construction of a complex comprising of Residential cum Commercial purpose on the land described in the Schedule as per the sanction Building plan by the Ranchi Municipal Corporation, Ranchi;

The **DEVELOPER** with an intent to carry out construction of a Residential cum Commercial Building have prepared a plan of the proposed Multi-Storied Residential cum Commercial Building to be constructed over the land more fully described in the Schedule below and the said building plan has been sanctioned by Ranchi Municipal Corporation, Ranchi vide B.C. Case No. **BP/W36/0285/18/ALT2** Dated 02.04.2022 for grant of liscence on 17.12.2025.

Thereafter Two Registered Development Agreement was entered by and between the **LAND OWNERS** and the **DEVELOPER** for construction of the Multi-Storied Residential cum Commercial Building being Registered Document No.

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2023/RAN/3736/BK1/3413 Dated 08.05.2023 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 464, Page No. 145 to 288 for the year 2023 and 2023/RAN/3735/BK1/3413 Dated 08.05.2023 which was registered at District Sub Registrar Office, Ranchi and entered in Book No. I, Vol. No. 464, Page No. 1 to 144 for the year 2023 the LAND OWNERS herein have entrusted the said entire premises to the DEVELOPER for carrying out construction of a Complex comprising of residential cum Commercial Units in terms of a plan sanction by the Ranchi Municipal Corporation, Ranchi subject to the terms and conditions recorded therein hereafter referred to as the said Development Agreements.


The **LAND OWENRS** and **DEVELOPER** have allocated and demarcated their respective areas of the Units in the said multistoried building of the said complex known as “**SKYLAND**” and in pursuance thereof the **LAND OWNERS** and **DEVELOPERS** are free to sell and transfer their respective Units and the Unit in question has been exclusively allotted to the **DEVELOPER** who are free to deal with the same in the manner as it may deem fit and proper.

AND WHEREAS the DEVELOPER has obtained approvals for the Project from the Competent Authority – Ranchi Municipal Corporation, Ranchi. The DEVELOPER/Promoter agreed and undertakes that it shall not make any changes to these layout plan except in strict compliance with the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to “RERA”) and other laws applicable viz. Jharkhand Building Bye-laws.

AND WHEREAS in accordance with the said approved plans the Developer/Promoter has undertaken development of the said land described in the SCHEDULE “A” hereto by constructing thereon the said multi-storied Residential cum Commercial Complex “**SKYLAND**”.

AND WHEREAS in terms of the aforestated Development agreement, several Residential cum Commercial units, car parking spaces, common area,

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proportionate undivided share in land attributable to each Residential cum Commercial unit are the allocation of the Developer/Promoter on conversion-cum-Ownership basis as inherent and recorded in the said Development Agreement. These presents relates to the share of Developer/Promoter/Land Owner.

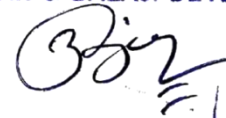
AND WHEREAS the DEVELOPER/PROMOTER has the sole and exclusive right to sell Schedule “B” Property and to receive sale price thereof.

AND WHEREAS thus the Developer/Promoter are fully competent to enter into this Agreement as their right, title and interest regarding the said land has fully been protected and saved and confirmed by the aforesaid Development Agreement.

AND WHEREAS the Developer has got the registration of the said project under the provision of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority, Jharkhand at Ranchi vide Registration no JHARERA/PROJECT/254/2023.

AND WHEREAS the PURCHASERS who is interested for purchasing one Residential unit in the said multi-storied Unit/Apartment building “SKYLAND” has demanded from the Developer and they have given inspection to the PURCHASERS of all the documents of title relating to the said land, the relevant papers and the approved plans, designs and specification and all other documents. On being fully satisfied in all aspects, the PURCHASER has decided to purchase one Residential unit and accordingly have applied for purchase of the same bearing Flat no. ____ on the ____ Floor admeasuring ____ Sq.Ft. of carpet area, Containing a super built-up area measuring about ____ Sq. Ft. with ____ medium size car parking space in the Ground Floor of the multi-storied building “SKYLAND” together with proportionate, joint, undivided share and interest in

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the said land and undivided interest to enjoy common facilities and common amenities attributable to the said Flat and pro-rata undivided and as inherent in the multi-storied Unit/Apartment.

AND WHEREAS THE SAID RESIDENTIAL Unit applied for by the PURCHASERS for its purchase comprises **Flat No. ___ on the ___ Floor** admeasuring ___ sq.ft. of carpet area, Containing a super built-up area measuring about ___ Sq. ft. with ___ medium size car parking space in the Ground Floor of the multi-storied Unit/Apartment building “SKYLAND” and of pro-rata undivided and joint share and interest in the common area and undivided proportionate joint share in the said land and more particularly described in the SCHEDULE “B”.

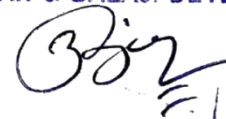
AND WHEREAS on negotiation, the Developer has agreed to sell the said Residential unit which is morefully described in the SCHEDULE “B” for the price of Rs. _____ (Rupees _____ only) which also includes price of undivided proportionate share in the said land, proportionate cost of common areas, and common facilities. In addition to the above the PURCHASERS shall also pay GST amount of Rs. _____(Rupees _____ only) or any other taxes in present or future as applicable by the Govt. or any other concerned authority. The PURCHASERS has/have agreed to purchase the same on the said price on the terms and conditions, recorded herein.

AND WHEREAS the PURCHASERS agreed and undertakes and promises the following obligations :-

The PURCHASERS shall:

- (a) Not to raise any construction or demolish or remove the walls inside the SCHEDULE “B” unit and or cover the open balconies with grills or

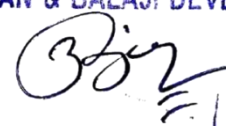
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otherwise and further to make any structural alterations inside the unit or making any fresh openings.

- (b) Not to use the SCHEDULE “B” property as a transit Apartment or service Apartment and should not be let out/permit to use the same on daily/weekly/fortnightly basis.
- (c) Not to use the SCHEDULE “B” property for training any skill or act or occupation.
- (d) The PURCHASERS/Allottee is not exempted from payment of common maintenance expenses by waiver of the use or enjoyment of all or any common areas and facilities or by non-occupation of the unit.
- (e) Use the Apartment only for Residential purposes and the car parking space for parking a medium size vehicle and not for any other purpose. The PURCHASERS/Allottee shall not allow the driver/servant or any person to sleep either in the vehicle or in the parking space or in the common area.
- (f) Not alter the front side and rear elevation of the building and side elevation.
- (g) Not do anything that may adversely affect the aesthetic of the building nor do anything which may cause any nuisance or obstruction or hindrances to other person.
- (h) Nor allow the servants and/or any person whatsoever to sleep or otherwise use the common areas, passages, lobbies and/or stairways and/or by using the same for storage at any time.
- (i) Not bring any action for partition or division of the common areas and facilities or any part thereof and of undivided share/interest in the Schedule “A” property. The land, common areas and facilities shall remain undivided. The PURCHASERS can make use of the common areas and facilities in accordance with the purpose for which they are intended without hindering

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or encroaching upon the lawful rejects of other unit owners in “SKYLAND”.

AND WHEREAS the parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed therein.

AND WHEREAS the parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notification, etc. applicable to the said Project.


AND WHEREAS 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.

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 :-

WITNESSETH

1.1 Subject to the terms and conditions as detailed in this Agreement the Developer/Promoter agrees to sell a Residential Unit bearing Flat No. ___ on the ___ Floor admeasuring ___ sq.ft. of carpet area, Containing a super built-up area measuring about ___ Sq. ft. with ___ medium size car parking space in the GROUND FLOOR of the multi-storied Unit/Apartments building “SKYLAND” together with proportionate, joint, undivided share and interest in the land attributable to the said flat and undivided interest to enjoy common facilities and common amenities and pro-rata undivided

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share and interest in common area as inherent in the multi-storied Unit/Apartment and more particularly described in the SCHEDULE "B" hereunder written and the PURCHASERS/ALLOTTEE hereby agree to purchase the same.

- 1.2. The total price for the said Apartment based on the carpet area which also includes price of undivided proportionate share in the said land, proportionate cost of common areas, and common facilities is Rs. _____ (Rupees _____ only) (Total Price excluding of any Taxes such as GST etc.)

Description of the Flat

Building Name : **SKYLAND.**

Unit/Apartment/Flat No. : _____

On Floor : _____

Carpet area (including balcony) : _____ Sq.ft.


Super Built Up area: _____ Sq Ft

Type : **Residential**

Cost of Unit with proportionate cost of Land is Rs. _____/- (Rupees _____ only). In addition to the above amount GST amount is Rs. _____/- (Rupees _____ only) and/or any Other Taxes will be paid extra as per the prevailing laws. That the Purchaser/s will also pay the corpus fund directly to the **Developer/Promoter** before taking possession of his/her/their flat the amount of which will be decided by Developer / Promoter before registry of the above mentioned Unit.

Explanation:

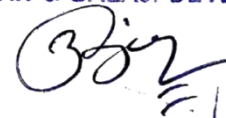
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- (i) The Total Price above includes the booking amount of Rs _____/- **(Rupees _____ only)** paid by the allottee to the promoter/developer towards the Apartment **at the time of this agreement.**
- (ii) The total price above includes taxes (in connection with the construction expenses of the Project payable by the Promoter /Developer up to the date of handing over the possession of the Unit/Apartment). However the GST and or any other Taxes of the part of the Purchaser as per the prevailing laws of the is to be paid by Purchasers on actuals.
- (iii) Provided that in case there is any change/modification in the taxes for the sale of Schedule “B” property the subsequent amount payable by the allottee to the Promoter/Developer shall be increased/reduced based on such change/modification. The Promoter/Developer shall periodically intimate to the Allottee, the amount payable as stated in (1.2) above and the Allottee shall make payment within 7 (Seven) days from the date of such intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes to be paid by allottee apart from his/her/their flat value demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.
- (iv) The total price of **Apartment** includes (A) undivided proportionate share in the land, proportionate cost of common areas, common facilities (B) car parking space.

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

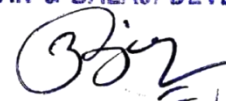
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charges which may be levied or imposed by the competent authority from time to time. The Promoter /Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent 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, which shall only be applicable on subsequent payments.

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule-C (“Payment Plan”).
- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments for the period by which the respective installment has been preponed.
- 1.6 It is agreed that the Promoter/Developer shall not make any additions and alterations in the specifications and the nature of fixtures, fittings and amenities described therein in respect of the Unit/Apartment or building, without the consent of the Allottee. That the Promoter/Developer may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations on additional payment as per the provisions of the Act (RERA) and/or Jharkhand Building Bye-laws and/or such alterations which are compoundable.
- 1.7 The Promoter/Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter/Developer. If there is any reduction in the carpet area within the defined limit then Promoter/Developer shall refund the excess money paid by Allottee within forty-five days with interest at the rate 1% per month, from the date when such an excess amount was paid by

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the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter/Developer shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

However, the PURCHASERS/Allottee agrees and accepts that if the carpet area of the said Unit/Apartment is found to be less upto 1% (one percent) for whatsoever reason, the PURCHASERS/Allottee shall not complain for the said reduction. The PURCHASERS/Allottee shall accept such reduced area and shall not demand for reduction in total sale price.

1.8 Subject to Clause 9.3 the Promoter/Developer agrees and acknowledges, the Allottee shall have the right to the Unit as mentioned below :-

- (i) The Allottee shall have exclusive ownership of the Unit.
- (ii) The Allottee shall also have undivided proportionate share in the common area 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. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable.
- (iii) That the computation of the price of the Unit includes recovery of price of land construction of not only the Unit/Apartment but also the Common Areas, internal development charges external development charges, taxes (for construction of the building), in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

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- 1.9 It is made clear by the Promoter /Developer and the Allottee agrees that the Unit **along with car parking space 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 (SCHEDULE “A”) 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 except for the otherwise 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.
- 1.10 It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project shall not form a part of the declaration to be filed with R.M.C./Authority under RERA to be filed in accordance with the relevant acts.
- 1.11 The Promoter/Developer agrees to pay all outgoings before transferring the physical possession of the Unit/Apartment to the Allottee which it has collected from the Allottee for the payment of outgoings (including municipal or other local taxes, charges for water or electricity, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee thereon before transferring the unit to the Allottees, the Promoter agrees to be liable even after the transfer of the property, to pay such outgoings.
- 1.12 The Allottee has paid a sum of Rs **_____/- (Rupees _____ only)** as advance amount being part payment towards the total price of the Schedule “B”. The receipt of which the Promoter hereby acknowledges and the Allottee hereby agree to pay the remaining price as prescribed in the Payment plan as may be demanded by the Promoter within the time and in the manner specified therein, provided that if the allottee delays in payment

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towards any amount for which is payable, he/she/they shall be liable to pay interest at the rate 1.5% per month.

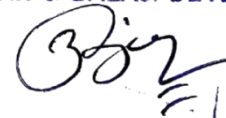
2. **MODE OF PAYMENT :-**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter within the stipulated time as mentioned in the Payment Plan through A/c Payee Cheque/Demand Draft or online payment (as applicable) in favour of the Developer/Promoter payable at Ranchi.

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

- 3.1 The allottee, if residing 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 and 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 with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, it provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or 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/their part to comply with the applicable guidelines issued by the Reserve Bank of India. He/She/They shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

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3.2 The Promoter accepts no responsibility in this regard. The allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the Residential 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 Unit/Apartment applied for herein in any way and the promoter shall be issuing the payment receipts in favour of the Allottee only.

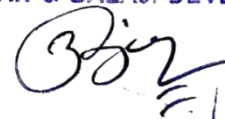
4. **ADJUSTMENT/APPROPRIATION OF PAYMENTS:-**

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/their under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object /demand/direct the Promoter to adjust his/her/their payments in any manner.

5. **TIME IS ESSENCE :-**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Unit/Apartment to the Allottee and the common areas to the association of the allottees. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her/their and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule “C” of the “Payment Plan”.

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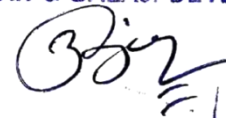

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6. **CONSTRUCTION OF THE PROJECT:-** The Allottee has seen the specifications of the Unit/Apartment and accepted the Payment Plan, floor plans, layout plans. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and the Promoter shall also strictly abide by bye-laws, FAR and density norms and provisions prescribed by the Jharkhand Building Bye-laws, 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/or the said bye-laws.

7. **POSSESSION OF THE UNIT:-**

7.1 **Schedule for possession of the said Unit/Apartment :-** The Promoter, based on the approved plans specifications, assures, hand over possession of the unit to the Allottee/PURCHASERS after clearance of all dues as prescribed in Schedule "C". The Developer shall complete the project 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 (**Force Majeure**) or otherwise for any reason whatsoever beyond the control of the Developer. 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 Unit/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 stand terminated and the Promoter shall refund to the allottee the entire amount received by the

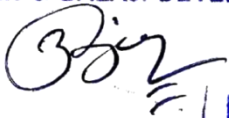
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Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/she/they shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

- 7.2 **Procedure for taking possession:-** The Promoter, upon completion of Unit/Apartment shall offer the possession of the Unit/Apartment, to the Allottee in terms of this Agreement after clearance of all dues as per Schedule “C” and the Promoter shall give possession of the Unit/Apartment to the Allottee. 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 agree(s) to pay the maintenance charges as determined by the Promoter/ association of allottee, as the case may be.
- 7.3 **Failure of Allottee to take possession of Apartment :-** Upon receiving an intimation from the Promoter as per clause 7.2, the allottee shall take possession of the Unit/Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation, and the Promoter shall give possession of the Unit/Apartment to the allottee. In case the Allottee fails to take possession immediately after such information Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 **Possession by the Allottee :-** After handing over physical possession of the Unit/Apartment to the Allottee, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees.
- 7.5 **Cancellation by Allottee :-** The Allottee shall have the right to cancel/withdraw his allotment in the Project, provided that where the allottee

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proposes to cancel/withdraw from the project in writing the promoter herein is entitled to forfeit the 10% of the total consideration amount. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 90 days of such cancellation.

7.6 **Compensation** :- The Land Owner 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 (till the registration of the Sale Deed of Unit).

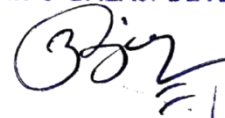
If occurrence of a Force Majure event or otherwise, for the reasons beyond the control of the Promoter if the promoter fails to complete or is unable to give possession of the Unit/Apartment (i) in accordance with the terms of this Agreement or (ii) due to discontinuance of its business as a developer 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/them in respect of the Unit/Apartment within 90 days.

8. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/ LAND OWNER:-**

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


- (i) The Landowner 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 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.

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- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Unit/Apartment.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit/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 Unit/Apartment and common areas upto hand over of the project to Maintenance Society.
- (vi) The Promoter have 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 Unit/Apartment which will, in any manner, affect the rights of Allottee under this Agreement.
- (viii) The Promoter confirms that the Promoter/Land Owner is not restricted in any manner whatsoever from selling the said Unit/Apartment to the Allottee in the manner contemplated in this Agreement.
- (ix) At the time of formation of maintenance society the Promoter as well as the Landowner shall handover lawful, vacant, peaceful, physical possession of the Unit/Apartment to the Allottee and the common areas to the Association of the Allottees;

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- (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 has duly paid 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;
- (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 Majure clause or otherwise reasons, for the reason beyond the control of the Promoter/Land Owner, condition of default, in the following events :

- (i) Promoter/Land Owner fails to provide ready to move in possession of the Unit/Apartment to the Allottee. For the purpose of this clause, 'ready to move in possession' shall mean that the Unit/Apartment shall be in a habitable condition which is complete in all respects;
- (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 thereunder.

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

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correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal 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 within 90 days of receiving the termination notice.

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 consecutive demands 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 of 1.5% per month.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Unit/Apartment of the Allottee and refund within 90 days the amount money paid to him by the allottee by deducting the 10% of total consideration amount along with the interest, GST and/or any other liabilities and this Agreement shall thereupon stand terminated.

10. **CONVEYANCE OF THE SAID UNIT/APARTMENT** :- The Promoter, on receipt of complete amount of the Price of Unit/Apartment under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Unit/Apartment together with proportionate indivisible share in the Common Areas. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses

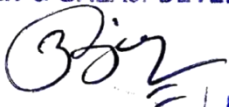
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etc. so demanded the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her/their favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

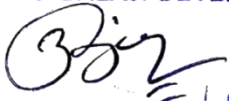
11. **MAINTENANCE OF THE SAID BUILDING OR UNIT/APARTMENT OR PROJECT:-** The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. However, the PURCHASERS/Allottee shall make a non-refundable deposit of corpus fund of the association. The corpus fund is not included in the sale price (Total price) of the Unit/Apartment. Besides the payment towards corpus fund of the Association, the maintenance charges would be paid by the allottee as decided by the maintenance association of the area comprised in the unit. Common portion, area is illustrated in the SCHEDULE "D" hereunder written. The amount of corpus fund shall be decided by promoter before execution of sale deed.
12. **DEFECT LIABILITY:-** It is agreed that in case any structural defect is brought to the notice of the Promoter within a period of 3(three) 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 charges. Any defects if occurs on account of any act, omission or negligence or otherwise on the part of the Allottee/PURCHASERS then in that event the Promoter shall have no liability or responsibility and the Allottee shall make good of the same at his/her/their own expenses.

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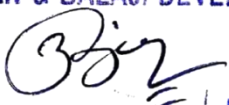
13. **RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES** :- The Allottee hereby agree to purchase the Unit/Apartment on the specific understanding that his/her/their right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and there after billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her/their obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.
14. **RIGHT TO ENTER THE UNIT/APARTMENT FOR REPAIRS** :- The Promoter or maintenance agency or association of allottees shall have rights of unrestricted access of all Common Areas and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and /or the maintenance agency to enter into Unit/Apartment 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.
15. **USAGE** :- Use of Parking and Service Areas : The parking and service areas, if any, as located within “**SKYLAND**” shall be and has been earmarked for purposes such as parking spaces and utility services including but not limited to Electric Sub-Station, transformer, space for DG set, space for pump rooms etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the parking area 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.

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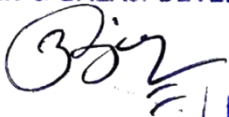
16. **GENERAL COMPLIANCE WITH RESPECT TO THE UNIT/APARTMENT** :- Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Unit/Apartment at his/her/their own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Unit/Apartment, or the staircases, lifts, common passages, corridors, circulation areas, 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 Unit/Apartment and keep the Unit/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. The Allottee further undertakes, assures and guarantees that he/she/they 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 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 Unit/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 Unit/Apartment. 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 appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

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17. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE**
:- The Allottee is entering into this Agreement for the allotment of a Unit/Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project in general and this project in particular. That the Allottee hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has taken over for occupation and use the said Unit/Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Unit/Apartment at his/her/their own cost.
18. **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 has been approved by the competent authority(ies) except for as provided in the act. However, if the Act permits, the Promoter may undertake additional construction in the SCHEDULE “A” property. In case the present F.A.R will be increased by the any competent sanctioning authority in future due to amendment in laws, or there is any addition of any piece of land in the said project then the DEVELOPER shall have full right to construct further floors on the roof/land of the SAID PROPERTY and their respective shares to any intending prospective buyers/PURCHASERS. The PURCHASERS shall not raise any objection in this matter whatsoever
19. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**
:- After the Promoter executes this Agreement he shall not mortgage or create a charge on the Unit/Apartment 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


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and interest of the Allottee who has taken or agreed to take such Unit/Apartment.

20. **THE JHARKHAND APARTMENT ACT, 2011:-** The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Jharkhand Apartment Act, 2011. The Promoter showing compliance of various laws/regulations as applicable in RERA, Jharkhand Building bye-laws.
21. **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. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement then the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.
22. **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 Unit/Apartment as the case may be.
23. **RIGHT TO AMEND :-** This Agreement may only be amended through written consent of the Parties.
24. **PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR SUBSEQUENT ALLOTTEES :-** It is clearly understood and so agreed by and between the Parties hereto that all the provisions

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contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Unit/Apartment, in case of a transfer, as the said obligations go along with the Unit/Apartment for all intents and purposes.


25. WAIVER NOT A LIMITATION TO ENFORCE:-

25.1 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 Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion 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. Likewise the Allottee/PURCHASERS may at its sole option and discretion without prejudice to its rights as set out in this Agreement, waive the breach by the Promoter for any act.

25.2 Failure on the part of the Promoter 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.


26. SEVERABILITY :- If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.

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- 27. 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 in the proportion in which the area of the Unit/Apartment bears to the total area of all the Unit/Apartments in the Project.
- 28. FURTHER ASSURANCE :-** The 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.
- 29. PLACE OF EXECUTION :-** The execution of this Agreement shall be complete only upon its execution by the Promoter along with Landowner at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter/Land Owner and the Allottee.
- 30. NOTICES :-** 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. 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 the Allottee, as the case may be.

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31. **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/their which shall for all interest and purposes to consider as properly served on all the Allottees.
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 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 or under the provisions of the Arbitration and Conciliation Act, 1996.
34. That the PURCHASERS hereby also agrees and undertakes to pay additional charges in respect of any extra facilities which shall be provided or requested to be provided by the PURCHASERS in the said building/Flat beyond the facilities as specified and agreed to be provided by the DEVELOPER/LAND OWNER.
35. That the PURCHASERS may, with the consent of the Developer / Land Owner nominate / assign any person/s in whose name the final deed of conveyance of “the Schedule “B” Property” shall be executed and registered at the Purchasers Cost, and on such transfer being effected, the said nominee / assignee shall be bound by the terms and conditions of this agreement in the same manner and to the same extent as if this agreement was entered into by and between the Land Owner, the Developer and such nominee/assignee.

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36. That it is hereby agreed between the PURCHASERS and the DEVELOPER that in case the PURCHASERS gets his/her/their flat financed from any bank / financial institutions and subsequently this deal gets cancelled for any reason, whatsoever, then the DEVELOPER shall be bound first to repay the amount payable to the PURCHASERS to such bank / financial institutions with whom the PURCHASERS has/have mortgaged his/her/their flat against / towards the liability of the PURCHASERS and the residue if any, shall be returned to the PURCHASERS
37. Save and except in respect of the undivided proportionate share or interest in the SAID PROPERTY and save and except the rights in the SAID PREMISES, the easements, quasi easements, benefits, privileges and advantages in common to be conferred or granted by or under the conveyance to be executed and registered by the PROMOTER in their favour, the PURCHASERS shall have no claim or right of any nature in the roof over the top floor, other flats, floor spaces and areas of the SAID PREMISES and/or said building adjoining above or beneath of her flat/unit.
38. That this agreement has been prepared in two copies both the copies are true and exact copy of each other, both the parties shall retain one copy each.

THE SCHEDULE "A" ABOVE REFERRED TO :

(The said land)

ALL THOSE several pieces and parcels of land measuring Total Area- 231 Decimals little more or less together with the messuages, tenements, hereditaments and structures built up thereon comprised of R. S. Khata No - **180** under Khewat No - 6, Plot No - **265**, , Area - **26** Decimals & R.S. Khata no.- **3** under Khewat no.

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- 2, Plot no – **398**, Area- **205** Decimal Total Area- 231, bearing Holding No- 0330003688000Z0, Ward no- 31 of Ranchi Municipal Corporation Ranchi, situated at village -Hehal, P.S.- Ranchi, Dist- Ranchi, State Jharkhand Dist- Ranchi-834005, State Jharkhand, having permanent heritable, transferable & chhaperbandi right bounded & butted as follows:-

NORTH : Ranchi Gumla Road
SOUTH : Plot no. 255 & 257
EAST : Plot no- 266, 290, 397 & 399
WEST : Part of Plot no- 398 & Plot no. 263, 264

THE SCHEDULE “B” ABOVE REFERRED TO :

(The Unit, Proposed to be purchased by the Purchaser/s)

ALL THAT the Unit bearing No. _____ on the _____ Floor having carpet area _____ sq.ft. (more or less) and corresponding super Built-up area of flat is _____ Sq.ft. (more or less) with One Medium Car Parking Space in GROUND FLOOR together with undivided joint proportionate share in the schedule “A” land and undivided proportionate joint share in common areas and undivided joint interest for enjoyment of common amenities and facilities in “SKYLAND” as inherent in multi-storied Commercial cum Residential buildings, butted and bounded as follows:-

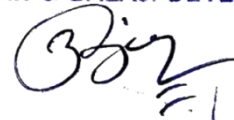
North : Common Passage

South : Open to Sky

East : Open Terrace

West : Flat no. 301

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THE SCHEDULE “C” REFERRED TO ABOVE:

(Consideration)

The total price of the said Unit/Apartment includes

(A) Undivided proportionate share in the land and

(B) One Car parking space.

Price of the flat Approx _____ Sq.ft. Carpet Area (with balcony) super built-up area measuring about _____ sq. ft. is **Rs. _____ /- (Rupees _____ only)** with One medium car parking space in GROUND FLOOR.

Total Consideration : **Rs. _____ /-**
Payment Received up to Agreement: **Rs. _____ /-**
Balance Amount Payable as per Schedule Agreed : **Rs. _____ /-**
GST Amount: **Rs. _____ /-**


(and/or any other Taxes extra as applicable)

Balance Amount Payable by the customer with GST is **Rs. _____ /-**

Total Cost of the said unit with undivided share of land payable in installment in the following manner :-

At the time of Booking:	20 % of total Amount
At the time of First Roof Casting :	5 %
At the time of Second Roof Casting :	5 %
At the time of Third Roof Casting :	5 %
At the time of Fourth Roof Casting :	5 %
At the time of Fifth Roof Casting :	5 %
At the time of Sixth Roof Casting :	10 %

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At the time of Seventh Roof Casting :	5 %
At the time of Eighth Roof Casting :	5 %
At the time of Ninth Roof Casting :	5 %
At the time of Tenth Roof Casting :	5 %
At the time of Brick Work:	10 %
At the time of Plaster :	10 %
At the time of Finishing and Possession :	10 %

THE SCHEDULE "D" ABOVE REFERRED TO

(Common portion/area)

1. Common paths, passages, drive ways and main entrance to the said premises and the multistoried building complex.
2. Common Boundary walls and main gates.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any Unit/shop/office and/or exclusively for its use).
4. Electric installation and its room and/or meter room, Generator area and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit/shop/office).
5. Attendant's room, if any, for the management of day today affair of the said Complex.
6. Stair cases, stair case landings and/or mid-landing on all the floor without roof right of the building in the said Complex.
7. Lobbies on all the floors of the Building in the said Complex except the roof.

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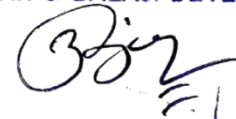

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8. Water tanks without roof right, tube well and its installations, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any Unit office.
9. Lift along with lift well, lift machine room without roof right and all other electrical wiring, machinery and fitting if any.
10. Such other common parts, areas equipments or installations fittings and fixtures in or about the said building in the said complex as are necessary for passage, drive ways to and/or user of the Units in common by Co-owners.
11. Fire Fighting System.
12. Electrical Installations.
13. Common Electric connection for common area.
14. Common lawn and other open area of the said Complex.
15. Community Hall, Swimming Pool, Gym, Garden etc if any.

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, re-decorating, rebuilding, reconstructing and lighting the Common portions in the said Complex including the outer walls of the said Complex.
2. The salary of all persons employed of the common purposes including darwans, security persons, gardeners, sweepers, plumbers, liftmen, electricians, list operators, pump operators etc. if any.
3. All charges and deposits for supplies of common utilities to the Co-owners in common.
4. Municipal taxes, water taxes and other levies in respect of the said building in the said Complex save those separately assessed.
5. Cost of formation and operation of the Association of Co-owners.

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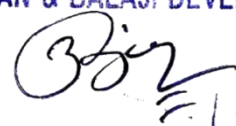

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6. Cost of running, maintenance, repair and replacement of generator, lift, transformers (if any) pumps and other common installations, including their license fees, taxes and other levies (if any).
7. Electricity charges for electric energy consumed for the operation of the common services.
8. All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common portions.
9. The office expenses incurred for maintaining an office for common purposes.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the DEVELOPER to be necessary or incidental or liable to be paid by the Co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the Common Portions.
11. Cost of Insurance of the buildings in the said Complex.

SPECIFICATIONS & FACILITIES

Structure:	RCC frame structure
Flooring:	Vitrified tiles floor.
Kitchen:	Green Marble Counter with steel sink and tiles up to 2' in height.
Doors:	Flush Doors.
Windows:	3 Track sliding window
Bathrooms:	Anti skid floor tiles with up to 7' height wall tiles and Good Quality C.P. fittings with hot and cold water connection.
Generator:	Power Back Facility
Lift:	Lift facility will be provided as per the sanction Drawings.

BHUSHAN & BALAJI DEVELOPERS


Partner

Painting: Waterproof cement based paint will be used on outside wall and

inside walls of individual Units will be finished with Plaster of Paris.

T.V. Antenna: Provision for cable T.V. in master bed room and drawing room.

Deep Tube Well: Deep tube well will be provided for proper water facility.

Electric Wiring: Concealed copper wiring with Modular Switches.

Fire Fighting: Fire fighting installations to be provided as per the Advisory.

COMMERCIAL

1	Foundation	Isolated footing with Pedestal
2	Super Structure	RCC brick work in C.M (1:6) Earthquake resistant
3	Roof Slab/ Beam/Stair	R.C.C. (1:2:4)
4	Exterior finish	Acrylic Weather proof paint/ Texture
5	Water Supply	24 hours water supply from own deep tube well boring/overhead water tank
6	Electric Point	Modular Switches shall be provided as per general requirement and necessity in all Units and Common areas.

7	Vertical Movement	Staircase
8	Floor	All area, balconies, passage and bathroom shall be finished with good quality vitrified tiles/granite/ceramic tiles and six inches skirting
9	Bathroom	All bathrooms shall be fitted with good quality wash basins, urinals, taps etc. The Bathroom shall have concealed water pipes
10	Lift	Two (2) lifts in the proposed Multi Storied Building as per sanctioned plan of good make.

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

WITNESSESS


1.

2.

PART)


(DEVELOPER/ PROMOTER/ FIRST

BHUSHAN & BALAJI DEVELOPERS


Partner

(ALLOTTEE/ PURCHASER/ SECOND PART)

BHUSHAN & BALAJI DEVELOPERS


Partner