

AGREEMENT TO SALE

Project Name	: DWARKA HEIGHTS
Project Type	: RESIDENTIAL + COMMERCIAL
Building/Wing No.	: "A"
Floor No.	:
Apartment No.	:
Consideration	: Rs./-
Survey No.	: Survey No. 120 (P)
Village	: Pimple Saudagar
Postal Code	: 411027
RERA Reg. No.	: P52100031038
Plan Sanction No.	: B.P./Pimple Saudagar/22/2023 Dated 05/06/2023
Date of Possession	: 15/12/2025
Annexure-A	: Certificate of Title
Annexure-B	: 7/12 Extract of Land
Annexure-C1	: Layout of the Project
Annexure-C2	: Sanction Building Plan
Annexure-D	: Floor Plan of The Apartment
Annexure-E	: Specification & Amenities of Apartment
Annexure-F	: Certificate of Registration with RERA
Annexure-G	: Commencement Certificate

**THIS AGREEMENT MADE AT PUNE ON THIS.....DAY
OF.....IN THE YEAR 2023**

BETWEEN

M/S. G. K. ASSOCIATES, A Proprietorship Firm duly constituted under the governing provisions of Maharashtra Shops and Establishment Act having its registered address at Survey No. 122, Pimple Saudagar, Pune-411027 ***through its Sole Proprietor***

MR. VINOD PREMCHAND CHANDWANI

[Income Tax Permanent Account Number ADVPC0520B]

Age: About 54 Years, Occupation: Business

R/at: SIND HOUSING SOCIETY, AUNDH, PUNE- 411007

Hereinafter referred to as **"THE PROMOTER" / "DEVELOPER" / "BUILDER"** (Which the expression shall unless it be repugnant to the context or meaning thereof mean and include the said Proprietorship firm and its proprietor, his heirs, executors, administrators, agents and assignees)

.....OF THE FIRST PART

WITH THE CONSENT OF

- (1) MALHARI MAHADU KATE (FOR SELF AND AS HUF KARTA),
- (2) SARASWATI MALHARI KATE, (3) BALASAHEB MALHARI KATE,
- (4) ASHOK MALHARI KATE, (5) SANTOSH MALHARI KATE,
- (6) KAUSABAI VILAS BHADALE Age: All Adult, Occu: All Agriculturist,

All R/at: Village Pimple Saudagar, Tal. Haveli, Dist. Pune-411 027

[being the owners of S.Nos. 120/1B/3, 120/2A/2/3, 120/2B/2/3]

All represented through their duly constituted Attorney
M/s. Kulkarni Constructions Private Limited represented through its
Director Mr. Jayant Purushottam Kulkarni (also for self)

Age: Adult, Occu: Agriculturist, Add: Parvati, Pune-411 030

represented through duly constituted Attorney

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MR. VINOD PREMCHAND CHANDWANI

[Income Tax Permanent Account Number ADVPC0520B]

Age: About 54 Years, Occupation: Business

R/at: SIND HOUSING SOCIETY, AUNDH, PUNE- 411007

[also signing for self as owner of S. No. 122/1/2/3/1]

Hereinafter referred to as "**THE LAND OWNERS**" (Which the expression shall unless it be repugnant to the context or meaning thereof mean and include he/she/they themselves, their respective legal heirs, the said Proprietorship firm and its proprietor, his heirs, executors, administrators, agents and assignees)

.....**OF THE SECOND PART**

AND

1. **MR./MRS.....**

Age: About Years, Occupation :

PAN: [**AADHAR NO.**]

2. **MR./MRS.....**

Age: About Years, Occupation :

PAN: [**AADHAR NO.**]

Both R/At:

Hereinafter jointly referred to as "**THE ALLOTTEE**" / "**PURCHASER**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Allottee, his/her/their successors, heirs and permitted assignees alone so far as the obligations on the part of the Promoter is concerned)

.....**OF THE THIRD PART**

WHEREAS the Promoter herein above referred is the owner of all that piece and parcel of land admeasuring **00 Hectare 20 Ares** having a revenue assessment of Rs. 1.22 Paise and carved out of the land totally admeasuring 01 Hectare 80 Ares having a revenue assessment of Rs.11.00 Paise bearing **Survey No. 122 Hissa No.1/2/3/1** situated at Gaon Mauje: **Pimple Saudagar**, Taluka: Haveli, Jillah: **Pune** within the local limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Ld. Sub-Registrar of Assurances, District Pune and accordingly its name is mutated in the revenue records of the said survey number vide **Mutation Entry bearing No. 3677** dated 21/02/2010. The Promoter had purchased the land admeasuring **00 H 20 R** carved out of **Survey No. 122 Hissa No.1/2/3/1**,

Village Pimple Saudagar from Mr. Daulat Hanumant Kokane & his family members vide the Sale Deed dated 15/02/2010 and registered on 15/02/2010 with the office of the Sub-Registrar of Assurances Haveli No. 15, Pune at Serial No. 1020/2010.

WHEREAS the Promoter herein above referred is the development rights holder of all those pieces and parcels of lands collectively admeasuring **00 Hectare 46 Ares comprising of (i)** land totally admeasuring **00 Hectare 22 Ares** having a revenue assessment of Rs. 1.46 Paise bearing **Survey No. 120 Hissa No.1B/3**; **(ii)** land totally admeasuring **00 Hectare 12 Ares** having a revenue assessment of Rs. 0.42 Paise bearing **Survey No. 120 Hissa No.2A/2/3**; **(iii)** land totally admeasuring **00 Hectare 12 Ares** having a revenue assessment of Rs. 1.17 Paise bearing **Survey No. 120 Hissa No.2B/2/3**; all situated at Gaon Mauje: **Pimple Saudagar, Taluka: Haveli, Jiliah: Pune** within the local limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Ld. Sub-Registrar of Assurances, District Pune are owned by Mr. Malhari Mahadu Kate (HUF Manager) and accordingly his name is mutated in the revenue records of such survey numbers vide **Mutation Entry bearing No. 1858**.

Such land parcel collectively admeasuring **00 Hectare 66 Ares** comprising of **(i)** land admeasuring **00 H 20 R** carved out of the land totally admeasuring **01 Hectare 80 Ares** having a revenue assessment of Rs.11.00 Paise bearing Survey No. 122 Hissa No.1/2/3/1; **(ii)** land totally admeasuring **00 Hectare 22 Ares** having a revenue assessment of Rs. 1.46 Paise bearing Survey No. 120 Hissa No.1B/3; **(iii)** land totally admeasuring **00 Hectare 12 Ares** having a revenue assessment of Rs. 0.42 Paise bearing Survey No. 120 Hissa No.2A/2/3; **(iv)** land totally admeasuring **00 Hectare 12 Ares** having a revenue assessment of Rs. 1.17 Paise bearing Survey No. 120 Hissa No.2B/2/3; and shall herein be after referred to as the "**said land**".

WHEREAS initially the sanction was obtained by the Promoter for the afore-stated lands in S. No. 120; thereafter, the plans were revised by amalgamating such lands with the adjacent land in S. No. 122. Subsequently, the plans were again revised and thereby the lands were again sub-divided. Thereby the below-mentioned Building- 'A' was proposed to be constructed on the afore-stated lands in S. No. 120 (along with the below-mentioned 12 Row Houses which has a separate scheme) **i.e. Schedule-A land**; It is stated that accordingly the agreement to sale of the unit purchaser mentions the area of project land as **00H 66R**, however due to the subsequent subdivision of the land the present project came to be conceptualized and promoted on the land admeasuring **00H 46R**. **Further**, out of the said land admeasuring **00 Hectare 46 Ares (i.e. 4600 Square Meters)**, an area admeasuring **518.88 Sq. Mtrs i.e. 00 Hectare 05.1888 Ares** affected by the 18 meter wide D. P. Road shall imminently be handed over by the Promoter herein to the PCMC vide Possession Receipt dated 23.06.2022 duly registered at Haveli No. 5 Pune at Serial No. 11811/2022 and accordingly the effect of such road handover has been mutated in the concerned revenue records vide **Mutation Entry No.5037**. **Further**, sanction was obtained by the Promoter for project "**DWARKA HEIGHTS**" and the same is carried out on the land admeasuring **00 Hectare 40.8112 Ares (i.e. 4081.12 Sq. Mtr.)** comprised in Survey No. 120/1B/3, Survey No. 120/2A/2/3, Survey No.120/2B/2/3 carved out of the said land (and within such **00 H 40.8112R** there are 12 row houses on the area admeasuring **00H 4.4545R** (along with coverage of their respective plinth as indicated in the sanctioned plan) located in the sanctioned plan). Thereby, the net area admeasuring **00 H 36.3567R** remains and the same is described at **Schedule-A** and such net area is herein after referred to as the "**the project land**". It is clarified that for the 12 row houses located in the sanctioned plan, there is a co-operative housing society registered for the said row houses in the name of Dwarka Empire Co-operative Housing Society Limited (Reg. No. PNA/PNA-(3)/HSG/[TC]/1260/09 dated 04/03/2009). It is further clarified that the said row houses are not part of the present apartment condominium. **AND**

WHEREAS for the purpose of getting the plan sanctioned from the Pimpri Chinchwad Municipal Corporation ('PCMC') for the said land, Promoter applied for sanction of layout to the Pimpri Chinchwad Municipal Corporation and accordingly Pimpri Chinchwad Municipal Corporation vide sanctioned plan bearing No. **B.P./Pimple Saudagar/14/2004 dated 07/05/2004** & then revised by No. **B.P./Pimple Saudagar/19/2004 dated 02/06/2004** & then revised by No. **B.P./Pimple Saudagar/06/2012 dated 06/02/2012** & then revised by No. **B.P./Pimple Saudagar/18/2021 dated 04/06/2021** & then revised by **B.P./Pimple Saudagar/26/2022 dated 21/07/2022** & then revised by **B.P./Pimple Saudagar/46/2022 dated 18/10/2022** & then revised by **B.P./Pimple Saudagar/22/2023 dated 05/06/2023**.

WHEREAS The Promoter herein is also granted a favourable NA Order by the Hon'ble Collector vide **Order bearing No. Kra/Zameen/NA/SR/549/2021 dated 03/12/2021 AND**

WHEREAS the Promoter has proposed to construct on the project land a scheme comprising of ownership Apartment (Residential + Commercial), in the name of **"Dwarka Heights"** [Herein after referred to as the **"said project"**] consisting of building(s)/floors/units as tabled herein below;

TOTAL POTENTIAL OF PROJECT				
WING/ BUILDING	OCCUPATION TYPE	NUMBER OF FLOORS	TOTAL NUMBER OF UNITS IN THE BUILDING/WING	PHASE
A	RESIDENTIAL + COMMERCIAL	B+(Gr)P+P+13	04 (Four) Shops + 102 (One Hundred Two) Residential Units/Apartments + Fitness Centre	SINGLE

(hereinafter referred to as the **"Said Building/s"** for the sake of brevity). **AND**

WHEREAS the Real Estate Regulatory Authority, Pune has granted registration to the Project proposed on the Project land, vide registration no. **P52100031038 dated 01/10/2021** authenticated copy of said registration is attached to this agreement at **Annexure-F**.

WHEREAS the Promoter has entered into a standard Agreement with **YOJANA ARCHITECTS (SHRI. N.D. JOSHI)**, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. However, the promoter herein have reserved the rights to change such Architect at any time if so desired by the promoter at its sole discretion, **AND**

WHEREAS the Promoter has appointed **SHRI.G.A.BHILARE** Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the structural Engineer till the completion of the building/buildings. However, the promoter herein have reserved the rights to change such structural Engineer at any time if so desired by the promoter at its sole discretion. **AND**

WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the sanctioned plans. **AND**

WHEREAS by virtue of the recitals as mentioned herein above the Promoter has sole and exclusive right to sell the Apartment/s in the said building/s /

said project constructed / to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments and further to receive the sale consideration in respect thereof. **AND**

WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders, Sanctions, Registration Certificates, 7/12 Extracts, Title Search Report of the said land, commencement Certificate, Indemnity Bonds, Undertakings, relating to the project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "**the said Acts**") and the Rules and Regulations made thereunder. **AND**

WHEREAS the Promoter has decided to form an Association of Apartments under Maharashtra Apartment Ownership Act, 1970 of all Apartment allottees of the buildings/project and have specifically informed the Allottee about its intention to do so and the Allottee has raised no any objection to the same. **AND**

WHEREAS on the request of the Promoter, the Allottee has carried out independent necessary search by appointing his/her/their own Advocate regarding the title and the nature of the title of the said land / project land. The Allottee has further visited the online site of the Real Estate Regulatory Authority and has apprised himself /herself/themselves about the details of the said project as disclosed and declared by the Promoter therein. The Allottee has / have satisfied himself / herself / themselves in respect of the marketable title of the Promoter in respect of the said land/project land and also have verified the correctness and lawfulness of all the other documents produced for their inspection by the Promoter and thereafter have agreed to purchase the Apartment more particularly described in the "**SCHEDULE-B**" annexed herewith and delineated and demarcated in Red Color in **Annexure-"D"** annexed hereto. **AND**

WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said lands also the Allottee has read and understood all the contents of the indemnity bonds/Undertakings, etc. given by the Promoter to the Hon'ble Collector, Pimpri-Chinchwad Municipal Corporation or any other authority and terms and conditions mentioned in Commencement certificate, NA Order and also the allottee has read and understood the terms and conditions thereof. **AND**

The Allottee is also aware that the Promoter has entered or will enter into similar and/or different and/or separate Agreements with several other intending allottees and/or Allottees, persons and parties in respect of other units in the said building/project. **AND**

WHEREAS the Allottee herein being desirous of purchasing an Apartment, applied to the Promoter for allotment of the **Apartment No. "_____"** on the _____ Floor of the **Building/Wing No. "A"** in the project known as "**DWARKA HEIGHTS**" to be constructed on the Project land. Accordingly, in response to the application of the Allottee, the Purchaser/Allottee is offered by the Promoter the Apartment bearing **No. "_____"**, on the _____ Floor to be constructed on the Project land, in the **Building/Wing No. "A"** in the project known as "**DWARKA HEIGHTS**" (hereinafter referred to as "**the said Apartment**" / "**the Said Flat**") being constructed. **AND**

WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, extract of Village Forms VI and VII and XII, layout of the project, sanctioned building plan, Open space of the project, Floor Plan of the Apartment, Specification and amenities of Apartment showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed, approvals and registrations obtained, open space and amenities of the project as well as the apartment under sale has been annexed to this agreement at **Annexure 'A' to Annexure 'G'**, respectively. **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. **AND**

WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 2,00,000/- (Two Lakh only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing. **AND**

WHEREAS under the said Acts the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals mentioned herein above shall form part of this agreement and shall be binding upon the parties.
2. **Definitions:** In this agreement, unless the context otherwise requires the words:

"Carpet Area":

means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

"Common Area":

means The land under the buildings/phase/project, all community and commercial facilities, play area, lift, lift lobby, stair case, fire escape, exit of building, common entrance, the footings, RCC structures and main walls of the buildings, Staircase columns lift room in the building/s, Common sulage/Drainage / sumps, motors, fans, compressors, ducts, central services, Water, Electrical Lines, Power Backup / Common ground water storage tank and overhead tank, Electrical meters, wiring connected to common lights, lifts, pumps.

"Limited Common area":

means accommodation for watch and ward staff and for the lodging of community service personal, common top-terrace, common basement, common storage space, Partition walls between the two apartments shall be limited common property of the said two apartments.

FLOOR SPACE INDEX (FSI)

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **1.0** and Promoter has planned to utilize full Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

CONSTRUCTION IN ACCORDANCE WITH PLAN

4. The Promoter shall construct the said building/s / project in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law. Further, while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority. The Promoter shall obtain any further approvals as may be

required under any law in force or any subsequent law affecting the development of the said project from the concerned authority, so also the Promoter shall obtain Building Completion Certificate or Occupancy Certificate of the said Building from the concerned authority after completion of the construction of the said building / said project.

FULL AND TRUE DISCLOSURE

5. The Promoter has made full and true disclosure about the title, proposed plans concerning the said land and the said project to the Allottee. The Allottee having acquainted and satisfied himself/herself/themselves with all the facts and nature of rights of the Promoter has/have entered into this Agreement. The Allottee herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement under any circumstances whatsoever.

NAME OF THE PROJECT

6. The name of the Project shall be **"DWARKA HEIGHTS"**. The said name shall not be changed for any reason whatsoever without prior written consent of the Promoter herein.

FUTURE SALE OF APARTMENT

7. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the **Apartment No. "_____"** admeasuring _____ **Square Meters** of carpet located on the _____ Floor, in the **"A"** building/wing of the project called **"DWARKA HEIGHTS"** for the consideration of **Ra. _____/- (Rupees _____ Only)** which the price is exclusive of stamp duty, LBT, registration fee, any other taxes levied by the Government. **Applicable GST to be borne by the Purchaser. The sale of the said Apartment is on the basis of carpet area only.** The Allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately two to three percent. The Allottee consents for the same and is aware that the consideration being lump sum will not change.

FIXTURES AND FITTINGS

8. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure-'E'**, annexed hereto.

PAYMENT PLAN

9. The Promoter and the Allottee has mutually agreed to the present payment plan based upon the milestone table herein below. The Allottee has agreed to pay the consideration of **Rs. _____/- (Rupees _____ Only)** in following manner;

Sr.	Amount	Particulars
I	Rs/-	10% at the time of Booking
II	Rs/-	20% at the of Agreement to Sale
III	Rs/-	15% at the time of completion of plinth
IV	Rs/-	7.5 % at the time of completion of 1 st Slab
V	Rs/-	7.5 % at the time of completion of 3 rd Slab
VI	Rs/-	5 % at the time of completion of 5 th slab
VII	Rs/-	5 % at the time of completion of top Slab
VIII	Rs/-	5% at the time of completion of the walls, internal plaster, and windows of the said Apartment
IX	Rs/-	5% at the time of completion of the flooring, Sanitary fittings, lobbies upto the floor level of the said Apartment
X	Rs/-	5% at the time of completion of the external plumbing and external plaster, terraces with waterproofing, of the building or wing in which the said Apartment is located
XI	Rs/-	10 % at the time of completion of the lifts, entrance lobby/s, of the building or wing in which the said Apartment is located
XII	Rs/-	5% at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate
	Rs...../-	TOTAL CONSIDERATION (100%)

It is made clear and agreed by and between the parties hereto that the Promoter shall not be bound to follow, chronological order of any of the stages of the above said construction stages/installments and that the Promoter shall be at complete liberty to choose the chronology of the respective stages of the construction. The Allottee agrees that the Promoter may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. The consideration of the said Apartment is also arrived on the assurance of the Allottee to abide by the above payment schedule only and it will not be altered by the Allottee under any circumstances. The Allottee shall make all the payments to the Promoter by Demand Draft / Pay orders / Local Cheques payable at Pune only. If the Allottee makes the payment by outstation cheques then the date

of payment shall be treated as and when the same is credited to the account of the Promoter and to the extent the said amount is credited by deducting the commission of the Bank/out station clearing charges. Payment of any installments if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by the Promoter for such advance payments made by the Allottee or Housing Finance Companies/Banks, etc.

All payment under this agreement shall be made as per the demand note raised by the Promoter from time to time payable strictly in the following accounts:

Bank	Branch	Account No.
Bank of Maharashtra	Pimple Saudagar	60386542527

10. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her 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 payments in any manner.

TIME OF ESSENCE

11. Time is 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 Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 9 and 12 herein above which is herein after referred to as the **"Payment Plan"**.

INTEREST ON DELAYED PAYMENT

12. It is hereby specifically agreed that the time for payment as specified above is of the utmost essence to this agreement and on failure of the Allottee to pay the same on due dates, it shall be deemed that the Allottee has committed breach of this agreement and the Promoter shall be entitled to take such action as they are entitled to take in case of breach/default of this agreement, including termination of this agreement. Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due date, the Allottee shall be bound and liable to pay interest as specified under the rules formed under the said Act, with quarterly rests on all amounts which become due and payable by the Allottee to the Promoter till the date of actual payment. Provided that tender of the principal amounts and interest or tender of the interest and expenses on delay thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall be construed as condonation by Promoter on such delay. The amount of interest shall be calculated after completion of the said apartment and the Allottee has agreed to pay the same before possession of the said apartment without fail.

TAXES AND ITS PAYMENT

13. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of stamp duty, LBT, GST, registration fee and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. It is agreed between the Promoter and the Allottee that all such taxes/duties/registration fees shall be paid by the Allottee separately as and when demanded by the Promoter within 07 days of such demand being made in writing.
14. It is agreed by and between the Promoter and the Allottee that, in case of failure of the Allottee to pay the Government dues as mentioned hereinabove, if the Promoter is subjected to any penal interest by the concerned government authorities then the Allottee shall be duty bound to reimburse the same to the Promoter. Further, the Allottee agrees to pay to the Promoter, interest as specified in the Rule, on the taxes and penalty, which become payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is paid by the Promoter to the concerned government authorities. It is agreed that, the Promoter shall have the right to claim such amount along with other claims of compensation/losses/burden undergone/undertaken by the Promoter. It is further agreed that there shall always be a charge / lien on the said apartment in favour of the Promoter against the amount payable by the Allottee to the Promoter towards the GST, LBT and / or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction.
15. That The Allottee is aware that the property tax for the said apartment shall be charged by local governing body from the date of completion and/or from the date of survey and/or from the date of occupation certificate. the allottee undertakes to pay the same from the date property tax is levied by the local governing body irrespective of the actual date on which the allottee takes possession of the said apartment.

ESCALATIONS

16. The Total Price is escalation-free, save and except escalations/increases, 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 Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

17. If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment / executive power etc. levies any tax / duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund / betterment tax / sales tax / transfer tax / turnover tax / works contract tax / GST/LBT, penalties etcetera and put in force or shall be in force prospectively or retrospectively, in respect of the said apartment or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoter then reimbursed) by the Allottee. The Allottee hereby indemnifies the Promoter from all such levies, cost and consequences.

OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

18. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
19. It is hereby agreed that subject to the terms of this agreement, the Allottee shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the local authority, State and/or Central government including Environment Department etc. at the time of sanctioning/revision of the plans or at the time of granting completion certificate. The Allottee shall not be entitled to claim possession of the said Apartment until the completion certificate in respect of the said apartment is received from the Pimpri-Chinchwad Municipal Corporation and the Allottee pays all dues, advances, deposits, etc. payable under this agreement in respect of the said Apartment to the Promoter and has signed the possession documents, bonds, receipts, etc. After receipt of the completion certificate from Pimpri-Chinchwad Municipal Corporation the Promoter shall be absolved from or any liability in case any addition and/or alteration to the Apartment/building by the Allottee, any damage to the building by accident, any tampering with the geometrical sections of the building, lack of maintenance by the Allottee/association, any event of force majeure and any act of God.

TERMINATION OF AGREEMENT

20. On the allottee committing three default in payment on the due dates, of the instalments or any other amounts due and payable of the Allottee committing breach of any terms and conditions of this agreement, the Promoter shall in its sole discretion be entitled to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter has given to the Allottee fifteen days prior notice in writing of the Promoter's intention to terminate this

agreement and of the specific breach or breaches of the terms and conditions in respect whereof it is intended to terminate this agreement and default shall have been made by the Allottee in remedying such breach or breaches within fifteen days after such notice. After a period of fifteen days from the date of this notice, if even part of the dues remains unpaid, the agreement shall be terminated. The Allottee has irrevocably agreed to the same.

21. It is agreed between the parties that upon termination of this Agreement, the Promoter shall within 30 days of such termination make a demand Draft/Cheque of the balance amount, if any, out of the installments of the consideration which the Allottee might have till then paid to the Promoter, without any interest and only after deducting agreed liquidated damages of Rs.50,000/- [Rupees Fifty Thousand Only]. After making the Demand Draft/Cheque of the balance amount the Promoter shall inform the Allottee about the same calling upon him to collect the Demand Draft/Cheque from the Promoter. It is further agreed that the balance amount, if any, shall be paid by the promoter to the allottee after resale of the said Apartment in the manner of receipt of consideration from new allottee. The Allottee shall have no claim except for repayment of the amount payable as mentioned above. The Allottee hereby agrees that in that event all of his/her/their rights in the said Apartment shall stand extinguished and no separate cancellation deed, its execution and registration will be required. The information letter sent by the promoter calling upon the allottee to collect the Balance amount will in itself be considered as the cancellation of this agreement in toto. The promoter shall be entitled to resale the said Apartment and/or dispose of or otherwise alienate the same in any other manner as the Promoter in its sole discretion thinks fit. The allottee agrees to the same. The Promoter shall not be responsible to refund any kind of tax like LBT/GST / stamp duty / registration fees etc. collected from the allottee at any given point of time.
22. The Allottee is also made aware that depending upon various promises and assurances given by the allottee, the promoter has incurred and shall incur the expenditure and will make commitments to the third parties. In event of cancellation of the agreements by the allottee for any reason whatsoever, the promoter in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this agreement being cancelled by the allottee for any reason whatsoever, the promoter shall be entitled to retain, withhold and forfeit agreed liquidated damages of Rs. 50,000/-, from and out of the amount until then paid by the allottee to the promoter and then the promoter shall be liable to repay only the balance amount (if any) from the amount received by the promoter on resale of the said Apartment. In this case reduction in price of the Apartment will be considered as damages/loss of the promoter in addition to the loss and expenses.

POSSESSION

- Page 133 3. The Promoter shall give possession of the Apartment to the Allottee on or before **15/12/2025**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to

refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the rules from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:

- a. war, civil commotion or act of God;
- b. any notice, order, rule, notification of the Government and/or other public or competent authority/court or any Decree / Order of any Court/tribunal/authority.
- c. Non-availability of steel, cement, other building material, water, electric supply or drainage line etc.
- d. Any stay or injunction order from any Court/forum/statutory body.
- e. Pendency of any litigation of any nature affecting the construction or furnishing.
- f. Delay or default in payment of any installment or dues by the Apartment Allottee. (This is without prejudice to the right of the Promoter under Clause 11, 12 & 13 above).
- g. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- h. Any other circumstances beyond the control of the Promoter or force majeure.
- i. Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development and the project.
- j. Delay in grant of any NOC/ permission/ license/ connection installment of any services such as elevators, electricity and water connections and meters to the scheme/ Apartment/ road etc. or completion certificate from any appropriate authority.

PROCEDURE FOR TAKING POSSESSION

24. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment 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 or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
25. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:
26. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter, 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 Apartment to the allottee. In case the Allottee fails to take possession within the time provided herein the such Allottee shall continue to be liable to pay maintenance charges as applicable.

FORMATION OF APARTMENT CONDOMINIUM AND CONVEYANCE

27. In accordance with the provisions of Maharashtra Ownership of Flats Act, 1963, a separate association of apartment owners including the bye laws of the proposed association of apartment's owners of the project/building shall be formed and if required by the Promoter the Allottee shall sign all necessary documents. Further, No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws if the same are required to be made by the Promoter as per their commitments to various persons, allottees and or any other competent authority as the case maybe. This condition is the essence of the agreement. It is communicated to and agreed by and between the parties that the Promoter shall form Apartment Condominium of for the said project and the Allottee shall not raise any objection to the same on any ground whatsoever. The Allottee, either individually or collectively with other Allottees, subsequently hereinafter, shall not make any demand to the Promoter to form a Society/Limited Company instead of forming an Apartment Condominium as is envisioned by the Promoter herein.
28. Unless prevented by the circumstances beyond the control of the Promoter, it is agreed that the concerned land along with the building/s constructed or to be constructed thereon, shall be subjected to the provisions of Maharashtra Apartment Ownership Act, 1970, and the Apartment will be conveyed by the Promoter herein on or before **15/12/2027** subjected to receipt of entire amount and all dues from all allottees including maintenance charge, outgoing, stamp duty, registration fee, service tax, any other government dues.
29. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apartment Condominium on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.
30. This agreement shall be construed as a Declaration by the Allottee as provided under Maharashtra Apartment Ownership Act, 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting their Apartments to the provisions of the said act.

1. In case the law applicable to these present with respect to the formation of Association of Apartment owners is changed with retrospective and which

shall adversely affect the obligation of the Promoter under this agreement with respect to formation of association of Apartment allottees then in that case the changes so made in the Law having retrospective effect shall not apply to this agreement and the obligation on part of the Promoter in respect to the formation of Association shall be followed as laid down under this agreement.

32. The conveyance and/or Declaration u/s 2 of the Maharashtra Apartment Ownership Act, 1970 shall be subject to exclusive, limited common rights of the flat allottee and commitments of the Promoter. The Promoter shall be entitled to amend/frame the bye laws, rules, etc. of the association as per terms of this agreement and also with a view to maintain decorum, beautification of the buildings, open grounds and common amenities, etc. The Promoter in its absolute discretion and at its option may execute and register such conveyance even before the aforesaid stipulated period.
33. It is agreed that the defect liability period under the Act shall be deemed to have commenced after expiry of 15 days from the date on which the Promoter has given the necessary intimation for possession to the Allottee or actual date of possession whichever is earlier. Provided further, it is agreed that the Allottee shall not carry out any alterations of whatsoever nature in the said apartment or in the fittings therein, in particular it is hereby agreed that the Allottee shall not make any alterations in any of the RCC structure, fittings, pipes, water supply connections or any other erection in the bathroom, kitchen, toilet, WC, terrace, etc. If any of such works are carried out or any heavy load are stored in the said Apartment, balcony, terrace etc., any liability including the defect liability automatically shall become void & the Allottee alone shall be responsible for it. Further the Allottee will be liable for paying damages, if any, to the Allottee/Owner/User of apartment below or any affected apartment. If due to the Allottees or any other Allottees act or negligence, the Allottees apartment is damaged, the repairs shall be carried out by the party responsible for such an act and the Promoter shall not be liable for the same.

USE OF APARTMENT

34. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.

MAINTENANCE

35. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Apartment Owners Association is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined.

36. The Flat Purchaser/s shall pay a sum of **Rs. 50,000/- [Rupees Fifty Thousand Only]** towards one-time advance maintenance for **12 (Twelve) Months** from the date of start of the maintenance which shall be from the date first intimation has been given by the promoter to any of the residents of the building in which the present flat under sale is situated. The promoter can utilize the said amount at its own discretion for the purposes of maintenance of the said building. If there is any shortfall in the maintenance amount within the aforesaid period, then, the Promoter is authorized to call for the shortfall amount from the Allottee who will be obligated to pay the same.
37. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Apartment Condominium. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Apartment Owners Association, as the case may be.
38. The Allottee has agreed that the monthly maintenance will start from the date of first intimation letter given to any of the Allottee in the said Scheme that the said apartment is ready for Possession.
39. The maintenance shall include the outgoings in respect of the said land and building/buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Water charges, Insurance, Common Lights, repairs, and salaries of clerks, bill collectors, Chowkidars, sweepers and all other expenses necessary and incidental to the Management and maintenance of the said land and building/s.
40. That after expiry of the initial period of **12 (Twelve) Months** and until the Association of Apartment Owners is formed and registered and the said land and building/s or the administration of the building/s is handed over or transferred to it, the Apartment Allottee/s further agrees that till the Apartment Allottee's share is so determined the apartment Allottee herein shall pay to the Promoter or to such person as may be nominated by the Promoter provisional monthly contribution as decided by the promoter from time to time. The amounts so paid by the allottee/s shall not carry any interest and remain with the Promoter or the concerned person as the case may be until a conveyance is executed in favour of the unit allottees as aforesaid. During the continuance of the scheme the maintenance charges paid by the Allottee after occupying the apartment agreed to be sold to him or interest accrued from the deposit paid by him is never sufficient to cover the expenses of maintenance of the common areas and facilities since there are some unsold apartments from whom charges cannot be collected. If any dues or over expenses are incurred for aforesaid purposes, the same shall be proportionately paid by the Apartment Allottee/s to the Promoters or concerned person prior to the final conveyance deed as aforesaid. The Apartment Allottee/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for

any reason whatsoever. The Apartment Allottee herein has specifically agreed to pay his contribution for running and maintaining the lifts/elevators (if provided in the said building) irrespective of the floor on which the Apartment is located and also irrespective of the use of the lifts/elevators by the Apartment Allottee. The Promoter is not liable to give any account of the expenses incurred for the aforesaid purposes.

41. The Promoter at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof. Even after formation of Association the Allottee and Association shall be bound by the said contract.

REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

42. The Promoter to the best of his knowledge and information, hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing 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 project 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 of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed 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;
- xi. 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 or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE

- 43. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:
 - i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be

done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Condominium or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Apartment Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of

Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Apartment Owners Association/ Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Apartment Owners Association, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apartment Owners Association or Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xiii. Not to make any changes, in the elevation such as, enclosures and terraces, dry balconies, additions of grills, etc., except or without the prior permission of the project architect.
- xiv. The Allottee is hereby prohibited from altering, obstructing the external and internal structure of the building constructed as per the sanctioned plan.
- xv. It is specifically understood that the matters related to service providers such as security services, managerial services & other service appointed by the Promoter for the Association of Owners is entirely the responsibility & liability of the Association. The Apartment Association has to handle all the financial and other matters with such service providers and the Promoter shall not be financially liable towards the Association and/ or the service providers.
- xvi. As the Promoter will be applying to the concerned authorities for giving separate water connections for buildings and electricity meters and connections for the said Apartment of the Allottee, if there is delay in obtaining the water and electricity connections from the concerned department then in that case the Promoter may provide electrical connections / water supply / power supply/ generator supply through any other temporary arrangements because of which if there is any improper / in sufficient/ irregular supply of water / electricity the Promoter shall not be held responsible for the same and the Allottee hereby consents for any temporary arrangement that may be made in the said interim period. The Allottee shall pay for the proportionate charges as demanded, determined and decided by the promoter and service tax (as applicable) thereon. Until receipt of this amount from the Allottee, the Promoter shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Allottee for the above from the outgoings/maintenance charges for which the Allottee hereby gives his consent. The Promoter is entitled to demand charges for such temporary arrangement in advance, for 12 months, before giving possession of the said Apartment.

- xvii. The Promoter further specifically discloses that, in case of delay or rejection for new separate water connection or improper/insufficient water supply, the Promoter shall organize a survey at the said land from an expert organization and shall construct bore wells, if possible, and install pumps and lay down a water pipeline up to the storage tanks provided and further from such storage tanks to each apartment/flat in the various buildings.
- xviii. The Promoter has specifically disclosed that despite the aforesaid efforts on the part of the Promoter, if the water supply at the said project is found insufficient, additional required water will have to be procured by the occupants/Purchaser/Allottee/s at their own cost, collectively through the Association or the Apex Body as the case may be and shall not take any objection regarding this matter and shall keep Local Authority/Sanctioning Authority/ Promoter indemnified at all times. The Allottee/s further agrees to bear the costs so incurred proportionate to the water consumed by them or as may be decided by the Association or Apex Body from time to time. The occupants/Purchaser/Allottee/s further agrees to bear the costs of Water Tanker and supply of water through Water Tanker.
- xix. Till a separate electric meter or a water meter is installed/allotted by the MSECDL and any other authority, the allottee herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her Apartment.

RESTRICTED AREAS AND FACILITIES

44. The areas described in definition clause herein above state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Allottees. The Allottee shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the association and the same shall be for the common use for of all the Apartment allottees.
45. The areas described in definition clause herein above state limited common areas and facilities and which shall be for the purpose of facilitating services required for the common maintenance of the Apartment/building/scheme. The Allottee shall have no exclusive claim whatsoever in the same will always remain the property of the association and the same shall be used for of the purposes as decided by the Apartment Condominium from time to time.
46. The Allottee shall not raise any objection in the matter of allotment or sale or remaining Apartment etc. in the said land on the ground of nuisance, annoyance or inconvenience or any other reason what so ever from any profession, trade or business, etc. that has been or will be permitted by law or by local authority.
47. The Allottees shall have no claim save and except in respect of the said Apartment hereby agreed to be sold in to him/her/them and all common amenities, areas and facilities as described in **Schedule-C** herein below will remain the property of the Promoter until the said land and building/s is/are transferred to an Association of Apartment Owners. Significant risks and

rewards of ownership and effective control of Apartment shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with Promoter.

48. The Allottee hereby gives his consent and has no objection for the use of the remaining units wholly or in parts any other purpose as may be permitted by the Promoter in accordance with laws.
49. The Allottee shall under no condition raise any objection/dispute or resort to any legal process to disrupt or stop right of way/easementary rights/ Right to share amenities of the scheme/any other privilege/rights granted by the promoter herein to any individual/society/apartment condominium/partnership firm/proprietorship firm/company/body-corporate/sister concern.

TRANSFER OF PROJECT

50. The Promoter shall have right to transfer the project to any third party /entity subjected to due compliance of the conditions as laid down under Section 15 of The Real Estate Act, 2016.

SPECIAL COVENANTS

51. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Plot and Building/s or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Apartment Owners Association/Apex Body /Federation and until the project land is transferred to the Apartment Owners Association /Apex Body /Federation as hereinbefore mentioned.
52. The Allottee is made aware of by the Promoter and the Allottee undertakes to maintain and run Sewage Treatment Plant (STP) / Waste Water Recycling Plant / Rain Water Harvesting / Solar Water Heating System / Water Pumps / Fire Fighting System / any other system, if provided, water recycling units located/or to be located in the present scheme from the date of handover of management of the Apartment Condominium to the Managing committee thereof in conformity with the rules and regulation governing the operation of such plant. The Allottee together with the Apartment Condominium thus formed shall keep the Promoter/PCMC indemnified from any liability arising out of non-functioning or violation of law pertaining to the Sewage Treatment Plant/Waste Water Recycling Plant/Rain Water Harvesting located at the present scheme.
53. The Promoter has made the Allottee aware that the present scheme, if affected by the BRTS route, then, as per the development control rules of the PCMC, the Promoter is required to hand over parking space to the PCMC. The said parking space shall be handed over by the Promoter to the PCMC in the

parking available in Building/wing-A or any other Building/wing of the present scheme. The Allottee undertakes not to raise any objection to the same and further to abide by the rules and regulations of PCMC under which the present development permission is granted.

54. The Allottee has been well and sufficiently aware that the top view or any view shown in the brochure / marketing booklet is only to give rough idea of location of the building /project to the Apartment/flat Allottee and the Promoter shall be at liberty to change the elevation of the building / top view of the building at per its own discretion without any objection of any nature from the Apartment/unit Allottee in any manner whatsoever.
55. The Promoter may allow display of advertisement and/or hoarding sites/neon signs, or may allow erection of antennae or towers for cable/satellite television, wireless, mobile, internet, cellular services, on Commercial building and shall solely derive any benefits (including financial) accruing thereon. The Purchaser shall not lay any claim over the same by any means and/or resorting to any legal process.
56. All rights of water, drainage, water course, light and other easement and quasi or reputed easements and rights of adjoining land Owner/s and their prospective members affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters. The Promoter shall not be required to show the creation of or define or apportion any burden.
57. It is hereby made clear that the furniture layout, colour scheme, specifications, amenities and facilities, elevation treatment, trees, garden, lawns, etc. shown in the pamphlets, brochures, literature, films, hoardings, websites, and other promotional media are shown only for the sake of advertisement and the same are not binding on the Promoter to provide unless specifically mentioned and agreed in this agreement and subject to his right/s and discretion to make changes in the same. The balconies as shown in the sanctioned plan may be enclosed at the Promoter's discretion.
58. It is specifically agreed between the Promoter & Allottee/s that the Allottee/s has absolute right on the said apartment. The Allottee/s has limited/common rights on the amenities which are specifically mentioned in the Schedule-C of the said agreement. The Purchaser/s can be granted limited/ common rights (if any) other than that as mentioned in **Schedule-C** as and when decided by the Promoter from time to time.
59. The Allottee shall under no condition raise any objection/dispute or resort to any legal process to disrupt or stop right of way/easementary rights/ Right to share amenities of the scheme/any other privilege/rights granted by the promoter hereinto any individual/society/apartment condominium/partnership firm/proprietorship firm/company/body-corporate/sister concern.

RIGHT TO MORTGAGE

60. It is hereby expressly agreed between the parties hereto that the Promoter shall be entitled to borrow construction loan, at his own cost and risk, from any person or party including any banking/financial institutions and for that purpose to mortgage the said land/building/s and /or the entire construction work put up or to be put up (excluding the apartment under sale by these presents) thereon or any part thereof and such charge shall be cleared by the Promoter before conveyance to the allottee. However, it is clarified that after the Promoter executes this Agreement he/she/they/it shall not mortgage or create a charge on the 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 and interest of the Allottee who has taken or agreed to take such Apartment.

BINDING EFFECT

61. 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 concerned Sub-Registrar 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 15 (fifteen) 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 booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

ENTIRE AGREEMENT

62. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes/annuls 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/plot/building, as the case may be.

RIGHT TO AMEND

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

PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

64. 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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

SEVERABILITY

65. 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.

METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

66. 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 proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

FURTHER ASSURANCES

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

PLACE OF EXECUTION

68. 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 04 months 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. Hence this Agreement shall be deemed to have been executed at **PUNE**.
69. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

SERVICE OF NOTICE

70. 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 A.D and notified Email ID/Under Certificate of Posting at their respective addresses as mentioned in the name captions clause.
71. 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.

JOINT ALLOTTEES

72. 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.

STAMP DUTY AND REGISTRATION

73. The consideration of the said agreement between the Promoter and the Allottee/s herein is as per the prevailing market rate in the subject locality. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963, Maharashtra Apartment Ownership Act, 1970 and The Real Estate (Regulation and Development) Act, 2016 and the stamp duty for this transaction is payable as per the Maharashtra Stamp Act, 1958, Schedule-1, Article 25 (d). The Allottee herein has paid stamp duty at the presently levied rate and which includes levies/cesses imposed from time to time such as levy surcharge (LBT) and / or metro cess and/or any other levies/cess and shall pay appropriate registration fees and expenses. The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, leviable on the conveyance, which is to be executed by the Promoter/Owners herein in favor of the Allottee/s herein. If any additional stamp duty or other charges are required to be paid at the time of conveyance the same shall be paid by the Allottee alone. The parties are aware that the government of state of Maharashtra propose to increase the stamp duty as levied on the registration of Agreement to Sale from current rate to higher rates including the levies/cesses which may be imposed from time to time. In case there is any requirement to pay any additional stamp duty [including levies/cesses] and/or registration fees either at the time of registration of these presents or at the time of execution and registration of Deed of Apartment or conveyance deed in favour of apartment, the same shall be borne by the Allottee herein. In case the Allottee failed to pay the same the Promoter and the third party shall be under no liability to execute the Deed of Apartment/conveyance and the Promoter/Third Party shall be absolved of all the liability as cast upon them under Maharashtra Ownership of Flats Act. It is also agreed that in case there is any increase in the registration charges the same shall be borne by the Allottee herein.
74. The allottee herein has agreed to purchase the said Apartment as on investor as laid down in Article 5(2) of the Maharashtra Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Allottee herein to the subsequent Allottee as per provision of the said clause Article 5(2).

DISPUTE & JURISDICTION

75. Any dispute between parties shall be settled amicably.
76. Further in case the dispute remains unresolved then in that case Parties to this agreement submit to the exclusive jurisdiction of Real Estate Regulatory Authority at Pune / Competent Authority as provided under The Real Estate Act 2016 / Maharashtra Ownership of Flats Act 1963 will have exclusive jurisdiction to try and entertain the dispute.

GOVERNING LAW

77. 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 and the Real Estate Regulatory Authority will have the jurisdiction for this Agreement

WAIVER

78. Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms of this Agreement, or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions, by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

DECLARATION BY ALLOTTEE

79. The Allottee/s declares hereby that he/ she/ they has/ have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Allottee/s.

INTERPRETATION:

80. The section headings in this Agreement are for convenient reference only and shall be given no substantive or interpretive effect.
81. Use of singular shall include the plural and vice versa and any one gender includes the other gender.
82. All the dates and periods shall be determined by reference to the Gregorian calendar.
83. Reference to any party to this agreement includes his/her/its heirs, executors, administrators, successors and permitted assigns.
84. The Promoter shall have right to any present and/or future developments / construction / Amalgamation / division / merger in / of the existing scheme with / without any other scheme of the Promoter and/or any of its associates/partners/subsidiaries/sister concern etc. also the promoter and/or any of its associates / partners/ subsidiaries/sister concern etc. will have right to use the common area of the said scheme along with right to use internal roads and other facilities/amenities of the said Scheme for the purpose of developments / construction / Amalgamation / division / common use with other project as mentioned hereinbefore. The Promoter may amalgamate the project land/said land with any adjacent land parcels which has been/will be, purchased/developed by the Developer/Promoter. The Allottee accepts the same and shall not raise any objection to the same in the future.
85. All the Amenities and Facilities, Infrastructure/Internal Road, Main Gate, Security Cabins, Open Spaces, Water Line, Drainage Line, Electrical Line and stations, Transformer may at the Promoter's sole discretion be common for present and/or future phases, if the Promoter so decides to have any future phases for the present project.

**SCHEDULE-A
(DESCRIPTION OF THE PROJECT LAND)**

All that piece and parcel of land admeasuring 00 H 36.3567R (net area) i.e. 3635.67 sq. mtr carved out of the sanctioned plot admeasuring 00 H 40.8112 R (i.e. 4081.12 Sq. Mtr.) comprised more particularly in Survey No. 120/1B/3, Survey No. 12C/2A/2/3, Survey No. 120/2B/2/3 situated at **Gaon Mauje: Pimple Saudagar, Taluka: Haveli, Jiliah: Pune** which the Project land is bounded more particularly as under:

On or towards North : By C.T.S. No. 1213 (P);

On or towards South : By 18 Mtr. wide D.P. Road;

On or towards East : By S. No. 120 (P);

On or towards West : By property of Hanuman Kokane

Together with all the rights of easement and hereditaments and benefits attached thereto.

**SCHEDULE-B
DESCRIPTION OF THE APARTMENT**

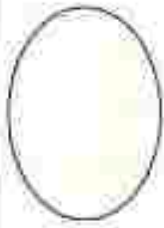
Apartment No. : " " "
Floor No. : Floor
Building/Wing No. : "A"
Scheme/Project : "DWARKA HEIGHTS"
Carpet Area : Square Meters

OTHERS

[Ex Gratia: Area allotted for exclusive use]

Terrace area : Square Meters
Dry Terrace area : Square Meters
Allotted Parking Space : Car Parking
Agreement Cost : Rs. /- (Rupees Only)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND THE YEARS HEREIN ABOVE WRITTEN.

PROMOTER	SIGNED AND SEALED HEREIN 	SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER/ PROMOTER 1. <u>M/S. G. K. ASSOCIATES Through Its Sole Proprietor (as owner also)</u> 2. (i) <u>MALHARI MAHADU KATE (FOR SELF AND AS HUY KARTA), (ii) SARASWATI MALHARI KATE, (iii) BALASAHEB MALHARI KATE, (iv) ASHOK MALHARI KATE, (v) SANTOSH MALHARI KATE (vi) KAUSABAI VILAS BHADALE, All represented through their duly constituted Attorney M/s. Kulkarni Constructions Private Limited represented through its Director Mr. Jayant Purushottam Kulkarni (also for self) represented through duly constituted Attorney M/S. G. K. ASSOCIATES Through Its Sole Proprietor</u> Sign..... <u>MR. VINOD PREMCHAND CHANDWANI (in all capacities mentioned above)</u>
(BUYER)	SIGNED AND SEALED HEREIN	SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER/S Sign..... NAME: Sign..... NAME:
WITNESS NO. 01; Sign: Name: R/at :		WITNESS NO. 02; Sign: Name: R/at :

SCHEDULE-C
COMMON AREAS AND FACILITIES

(a) **COMMON AREAS**

1. The land under the buildings.
2. The footings, RCC structures and main walls of the buildings.
3. Staircase, columns and lift in the building/s.
4. Common sewage/ Drainage, Water, Electrical Lines, Power Backup.
5. Common ground water storage tank and overhead tank.
6. Electrical meters, wiring connected to common lights, lifts, pumps.

(b) **LIMITED COMMON AREAS AND FACILITIES:**

1. Partition walls between the two tenements/flats/units shall be limited common property of the said two tenements/flats/units.
2. The parking areas under stilts/ marginal open spaces/ podium/ basements and portions thereof may be allotted for exclusive use of the specific tenements/flats/units by the Promoter as per his discretion or retained by it.
3. Other exclusive and limited common area and facilities as mentioned in the agreement.
4. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
5. Land around building and open areas.
6. Terrace on the top of Building including the self contained lift room
7. Passage leading to top terrace from the last floor.

ANNEXURE-A
[CERTIFICATE OF TITLE]

ANNEXURE-B

[7/12 EXTRACT OF LAND]

ANNEXURE-C1
[LAY OUT OF THE PROJECT]

ANNEXURE-C2
[BUILDING PLAN]

ANNEXURE-D
[MAP OF APARTMENT UNDER SALE]

ANNEXURE-E

SPECIFICATION OF THE APARTMENT AND COMMON AMENITIES

STRUCTURE:

RCC frame structure

MASONRY

External walls 4"/6" thick brickwork

Internal walls 4"/6" thick brickwork

PLASTER SMOOTH

Neeru/POP finish plaster for internal walls

Sand faced cement plaster for external walls

DOORS:

Decorative main entrance door with standard make fittings

WINDOWS

Large windows for better air circulation, ventilation & view

Powder coated 3 track Aluminium sliding windows with

Sunban Glass

M.S. grills for safety and security

FLOORING

Vitrified tile flooring of standard make for the entire flat

BATHROOMS

Anti-skid Ceramic flooring

Designer glazed dado tiles upto lintel Level

Hindware/Jaquar or equivalent make sanitary ware

Hot & Cold mixer for Master Bed

Provision for exhaust fan

Provision for Geyser Point

Water Proof Doors

Solar hot water in mixer point in master bathroom for specified timing.

LIVING:

Designer POP false ceiling with spot lights

KITCHEN

Marble/Granite kitchen platform

Stainless steel sink

Glazed tiles dado above platform up to lintel level.

ELECTRIFICATION:

Adequate concealed electrical points with copper /aluminium wiring,
Telephone point and cable T.V. point in living and master bedroom.

Provision for broadband connection in master bedroom

AC point in master bedroom

Inverter back-up for each flat

PAINTING

Internal Oil bond distemper paint in the entire flat

External Acrylic weather proof paint for entire building

PLUMBING

Concealed/Open plumbing

Jaquar/Hindware/equivalent fittings in bathroom, toilet and kitchen

LETTERBOX

Letterbox for each flat

ANNEXURE-F
Certificate of Registration with RERA

ANNEXURE-G
COMMENCEMENT CERTIFICATE

