

ALLOTMENT LETTER

To:

Date:

Name of the Purchaser

Address of the Purchaser

Re: Your Application Form dated _____

We refer to your Application Form dated _____ (annexed hereto) whereby you have expressed your intent that you are interested in the tentative reservation/blocking of a unit/tenement No. _____ admeasuring _____ Sq. Mtrs Carpet Area, located on _____ floor in the proposed Project known as _____ situate at _____, description whereof is provided in **Annexure "A"** annexed to the Application Form.

We have considered the Application Form and hereby state that we are agreeable to concur to your aforesaid request subject to the Annexures attached to the Application Form and such further terms and conditions related to the allotment as mentioned to you from time to time.

Yours faithfully,

Promoter



SNOWFLOWER PROPERTIES PRIVATE LIMITED
[Signature]
Authorized Signatory

APPLICATION FORM

Dear Sir/s,

We/I, _____ and _____ (“the **Applicant/s**”), are/am interested in tentative reserving/blocking a unit/tenement No. _____ admeasuring _____ Sq. Mtrs Carpet Area, located on _____ floor in the proposed Project known as _____ situate at _____, description whereof is provided in **Annexure “A”** annexed hereto.

We/I have been furnished with the ‘Price List-cum-Payment Schedule’ annexed hereto and marked as **Annexure “B”**. We/I have read and understood the same and agree to make payment in accordance thereof.

We/I have duly filled the **Annexure “C”** annexed hereto which contains inter-alia our/my particulars, details of the preferred unit/tenement and details of the amount paid by us/me as “Token Amount” at the time of submitting this Application.

We/I been provided with the terms and conditions which have been annexed hereto and marked as **Annexure “D”**. We/I have read and understood the same. We/I clearly and unambiguously understand that this Application Form cum Allotment Letter is only a request letter by us/me to you expressing our/my intent to tentatively reserve/block a unit/tenement in the proposed Project and that payment of the Token Amount is only for the purpose of expressing our/my bonafide interest and no right of any nature whatsoever is created in our/my favour by reason of submission of this Application Form or by reason of us/me tendering the Token Amount.

ANNEXURE “A”

(Proposed Project Details)

Sr. No.	Details	
1.	Name of the Project	
2.	Location of the Project	
3.	Description of Project Land:	
	• Survey Nos. of the lands covered under the Project	
	• Aggregate Area of the Project Land	

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ANNEXURE “B”

(Price List-cum-Payment Schedule)

It may be noted that the time period for payment is the essence of the contract

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ANNEXURE “C”
Details of the Applicant/s

1. Name of Sole/First Applicant : _____
2. Address of the First Applicant : _____
3. Name of Second Applicant : _____
4. Address of the First Applicant : _____
5. Details of Preferred Unit :
- (i) Floor: _____ to _____
- (ii) Area : _____ to _____ sq.ft carpet area
6. The following documents are being submitted by the Applicant/s at the time of submitting this application:

Sr. No.	Documents required	Whether provided by Applicant/s
		☐ Yes ☐ No

7. Details of Token Amount:
- (i) Amount: Rs. _____ (Rupees _____
_____)
- (ii) Cheque/Demand Draft/RTGS bearing No. _____
_____ dated _____ drawn on the
_____ Bank payable at _____.

8. The details of Bank A/C of the Applicant/s, in which the Token Amount, can be deposited, in the eventuality of refund:

- Name and branch of the Bank of Applicant

- Saving/Current A/C _____
- A/C N0. _____
- Branch code No. _____
- Any other details
Required for RTGS _____

We/I declare and undertake that:

- a. All the above information provided by us/me is true to the best of our/my knowledge and nothing has been concealed or suppressed;
- b. We/I shall inform you of any changes to the above information and particulars furnished by us/me;
- c. We/I have fully read and understood the “Terms and Conditions” annexed hereto and agree to be bound by them;
- d. We/I have also read and understood the Area, Price and Payment terms as set out in the Price List-cum-Payment Schedule annexed hereto;
- e. We/I have sought detailed, complete explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made and we/I have signed this Application Form and tendered the cheque for the Token Amount being fully conscious of our/my liabilities and obligations.

ANNEXURE “D”

Terms and Conditions

(As per Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 read with the Real Estate (Regulation and Development) Act, 2016)

The Application:

1. This Application has been submitted by the Applicant/s for the same to be treated as a request for the tentative reserving/blocking of unit/tenement in the proposed Project. This Application per se shall not at any point in time be considered as an allotment or agreement to sell by itself. No right or interest of any nature whatsoever has been created in favour of the Applicant/s in respect of any unit/specific unit in the proposed Project by virtue of this Application.
2. The Applicant/s has/have submitted the Application with full knowledge of the laws, notifications, rules and regulations applicable to the proposed Project and being fully satisfied about the interest of _____ (**“the Promoter”**) in the Project.
3. The Promoter shall be entitled to either accept or reject the application without assigning any reason whatsoever. It is however clarified that en-cashing the Token Amount shall not amount to acceptance of this Application by the Promoter.
4. In the event of non-acceptance of the application by the Promoter, the Token Amount shall be refunded without any liability towards costs, damages and/or interest.
5. Application remaining incomplete or deficient in any respect and/or not accompanied by the required remittance or required documentary evidence will be liable to be rejected. In the event of any false information being furnished by the Applicant/s, the Application shall be liable to be rejected.

The Consideration

1. The consideration amount shall be payable in the manner as enumerated in Price List-cum-Payment Schedule annexed as Annexure “B” attached hereinabove.

2. It is clarified that the Service Tax, VAT, GST and any other taxes which may be imposed by the State Government/Central Government shall be borne and paid by the Applicant/s to the Promoter, by separate cheques as and when demanded.
3. In addition to the aforesaid, stamp duty, scanning charges, service fees, registration charges and any other charges and/or Statutory Government charges/taxes whichever are applicable and payable on the Agreement for Sale and/or any other subsequent document concerning the sale of the said unit shall be borne and paid by the Applicant/s alone.
4. All cheques/DD should be issued favouring _____ payable at _____. The Applicant/s shall mention his/her/their name, Wing/Building/Tower and unit/tenement number applied for behind the cheques/DD. The payments made by cheques are subject to realization.

The Layout and Plan

1. Changes to the current plan by adding an additional structure, adding floors, location of amenities, amalgamating the property with an adjacent property or properties etc. shall be made at our sole discretion in conformity with the laws prevalent at the time of the development.
2. The Promoter is at absolute liberty to carry out the work of construction on the basis of the present approved plans and /or on the basis of such amended plans as may be submitted and approved as per the Promoter's discretion.
3. It has been disclosed to the Applicant/s that the development envisaged herein is a part of entire Project. The project layout as shown to the Applicant is subject to change as per the prevailing policies and amendment in plans and layout during the course of the whole development.
4. The Applicant/s further agree/s and confirms that if in the event of any alterations/ /modification/s of the said building plans resulting in any increase/decrease in the carpet area of the said unit/tenement due to alterations in the layout plan/building plans, due to any technical reasons, site conditions or any other reasons, in that event such increase/decrease shall be acceptable to the Applicant/s and the Applicant/s shall not raise any objections to the same. If in the event, the carpet area of the said unit/tenement increases/decreases, then the sale consideration will be adjusted accordingly.

Termination

A. Non-Payment of consideration/part thereof:

1. The Parties shall pay the various tranches of the consideration amount within the time period set out in Annexure B.
2. In case if the Applicant/s fails to make payment of the various tranches on the due dates as set out in Annexure B, then in that event the Promoter shall at its sole discretion be entitled to reject/cancel the Application Form. In such an event the Promoter shall refund the amounts received from the Applicant/s till then, without interest, after deducting the Cancellation Charges, as defined below, to the Applicant/s within a period of 30 (thirty) working days from the date of rejection/cancellation.

B. Agreement for Sale:

1. The Agreement for Sale shall be registered within a period of 30 (thirty) days from the date of the Promoter calling upon the Applicant to execute and register the Agreement for Sale. In case if the Applicant fails to come forward for execution and registration of the Agreement for Sale and/or any other mutually agreed definitive document, then in that event this Application Form shall stand automatically cancelled/ rejected/rescinded and the Promoter shall refund to the Applicant/s, the amounts received from the Applicant/s till then, without interest, after deducting the Cancellation Charges, within a period of 30 (thirty) working days from the date of cancellation by the Promoter.

C. Operation of Law:

1. Due to any operation of law or any statutory order or otherwise, if a portion of the proposed Project or the entire proposed Project is discontinued or modified resulting in major variations, then in that event the Application Form shall stand automatically cancelled/ rejected/rescinded and the Promoter shall refund the amounts received from the Applicant/s, without interest, within a period of 30 (thirty) working days from the date of the Promoter putting the Applicant/s to notice of such operation of law or any Statutory Order or otherwise. However, in such a case, the Applicant/s shall be at liberty to accept the variations and continue with its interest in the Project.
2. The Applicant agrees that incase the Applicant is an NRI or Non Resident/Foreign National of Indian Origin/Foreign Nationals/Foreign Companies, then in that case the Applicant shall be solely responsible for complying with the necessary formalities as laid down in the Foreign

Exchange Management Act (FEMA , Reserve Bank of India (RBI ACT) and rules/guidelines made/issued thereunder and all other applicable laws including that of remittance of payment, acquisition/sale, transfer of immovable properties in India. In case any such permission is refused or subsequently found lacking by any Statutory Authorities, the same shall constitute breach of the terms hereof and the Application Form shall stand automatically cancelled/rejected/rescinded and the Promoter shall refund the amounts received from the Applicant/s, without any interest, after deducting Cancellation Charges in the manner stated hereunder within a period of 30 (thirty) working days from the date of such cancellation/rejection/rescission.

D. Dishonor of cheques:

If any of the cheques of the Applicant/s are dishonoured for any reason whatsoever, the Promoter shall be fully entitled to reject the Application. On rejection, the Promoter shall refund the amount received from the Applicant/s till then, without any interest thereon, after deducting Cancellation Charges, within a period of 30 (thirty) working days from the date of rejection.

E. Default by Applicant:

It is agreed that if the Application is cancelled for any reason attributable to the Applicant/s, then in that event, Cancellation Charges shall be applied.

F. Cancellation Charges:

Cancellation Charges shall be equivalent to 2% of total consideration plus Channel Partner/Referral Charges, if any, paid by the Promoter for that unit plus taxes as applicable thereon (“Cancellation Charges”).

G. Right to recover:

In the event of cancellation/rejection of the Application, the Applicant/s shall only have the right to recover the amounts paid by the Applicant/s to the Promoter till then, without interest, after deduction of Cancellation Charges and the Applicant/s shall not have any other right, title and/or interest in the Unit/tenements and/or the proposed Project and shall not make any claim and/or raise any dispute against the Promoter in any manner whatsoever. Upon cancellation/rejection, the Promoter shall have the full right and liberty to dispose of /allot the said unit/tenement to any

third person and the Applicant undertakes not to raise any objection/claim in this regard.

Miscellaneous

1. None of the rights hereinabove contained shall be considered waived in the event the Promoter does not enforce the same within the given time frame.
2. All notices to be served by the Applicant/s upon the Promoter shall be deemed to have been duly served if sent by Registered Post A.D. at the address mentioned on this Letterhead.
3. All notices to be served by the Promoter upon the Applicant/s shall be deemed to have been duly served if sent by Registered Post A.D. at the address as provided by the Applicant/s herein above.
4. The Applicant undertakes not to assign transferor sell to any third party, his/her/their rights under this Application at any time.
5. The Applicant is fully conscious that it is not incumbent on the part of the Promoter to send reminders/notices in respect of their obligations as set out in this Application including but not limited to their obligation to pay the amounts due to the Promoter.
6. All declarations and representations made herein with respect to area are in consonance with the definition of 'carpet area' as provided by the Real Estate (Regulation of Development) Act, 2016.
7. In the event the present Application is withdrawn or rejected, for the reasons stated hereinabove, the Promoter shall refund the Token Amount without any interest after deducting necessary charges thereon to the Applicant/s by transferring the same to the bank account of the Applicant/s, details whereof shall be provided in Annexure C annexed hereto.
8. Maintenance charges shall be payable at the rate as specified at the time of possession.
9. Share money and Society formation/Association/ Deposits @_____ psf shall be paid by the Applicant/s at the time of possession.

AGREEMENT**SNOWFLOWER PROPERTIES PVT. LTD.****PROJECT : THREE JEWELS****KONDHWA BUDRUK, PUNE****FLAT NO. _____ ON _____ FLOOR.****1. MR. _____****2. MRS. _____****Mobile No. _____**

SNOWFLOWER PROPERTIES PRIVATE LIMITED

Authorised Signatory



A G R E E M E N T

These Articles of Agreement made and executed at Pune on this _____
day of _____ 2017.

B E T W E E N

SNOWFLOWER PROPERTIES PVT. LTD. (PAN.: AAMCS4929H)
(CIN.: U45202PN2008PTC132206)

A Private Limited Company incorporated under
Indian Companies Act 1956, having its Office
At : 2nd Floor, City Point Building,
17 Boat Club Road, Pune – 411 001.

Through its Authorized Signatory

Mr. Nelson Misquith

Age: Adult, Occupation: Service

Appointed as per Board Resolution dated 06/02/2014.

----- Hereinafter called **‘THE PROMOTER’**

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, it's receivers, official liquidators, or the Company or Companies, in which the said Company may be merged or amalgamated)

A N D

1. MR. _____ Age : ____ YEARS	(PAN NO. _____) Occupation : _____
2. MRS. _____ Age : ____ YEARS	(PAN NO. _____) Occupation : _____
BOTH RESIDING AT: _____	

.....Hereinafter called **“THE ALLOTTEE/S”**

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, executors, administrators & assigns.)

A N D

M/S. JAIRAJ DEVELOPERS UNIT 11 (PAN : AAIFJ3848D)

(A registered Partnership Firm (LLP) having
its Place of Business at: 759/3A

Bhandarkar Road, Adjacent PYC Gymkhana,

Pune – 411 004, through its Power of Attorney

Holder - SNOWFLOWER PROPERTIES PVT. LTD.

Through its Authorized Signatory

Mr. Nelson Misquith

Age: Adult, Occupation : Service

Appointed as per Board Resolution dated 06/02/2014.

.....Hereinafter called "THE CONSENTING PARTY"

(Which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors in title and assigns)

- A. **WHEREAS** The Consenting Party is the sole and absolute owner of property bearing Survey No.43/1B/44/45/2 area admeasuring 4357.64 sq.mtrs. (Amenity Space), Survey No.43/1B/44/45/4 area admeasuring 23763.10 sq.mtrs. (D.P. Road), area admeasuring 9840.75 sq.mtrs. out of Survey No. 43/1B/44/45/5 admeasuring 15440.75 sq.mtrs. (Open Space), Survey No.43/1B/44/45/6 area admeasuring 3278.33 sq.mtrs. (Internal Road), Survey No. 43/1B/44/45/7 area admeasuring 605.00 sq.mtrs. (Transformer Area), Survey No. 43/1B/44/45/B area admeasuring 5695.22 sq.mtrs. (Plot B) and area admeasuring 77743.96 sq.mtrs. out of Survey No. 43/1B/44/45/A admeasuring 128143.96 sq.mtrs. (Plot A) totally admeasuring 12 Hectare 52.84 Ares i.e. 125284.00 sq.mtrs. lying, being and situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation Pune, which is more particularly described in the **First Schedule** written hereunder and hereinafter referred to '**the said property**';
- B. The Consenting Party agreed to sell the said property to the Promoter and executed Agreement of Sale cum Development on 31st January 2014, which is registered at the Office of Sub-Registrar, Haveli 15 at Sr. no. 861/14. The Consenting Party has also executed a General Power of Attorney in favour of the Promoter on the same day for enabling the Promoter to develop the said property and construct Wings/Building thereon and to sell all kind of proposed super structures to the prospective Allottee/s thereof which is also registered at the Office of Sub-Registrar Haveli No.15 at Sr.No. 862/14;
- C. Now the Promoter and the Consenting Party are negotiating for developing the said property mentioned in First Schedule separately. However it being a single sanctioned layout, the same cannot be subdivided. Hence it is mutually agreed between the Promoter and the Consenting Party, that the Promoter shall develop and construct land admeasuring approx. 56,300 sq. mtrs. out of the said Property mentioned in the First Schedule and which portion admeasures 56,300 sq. mtrs. is more particularly described in the Second

Schedule written hereunder; The Promoter has informed the Allottee/s that they shall execute a separate Supplementary Development Agreement and Partial Revocation of Power of Attorney in respect of the property described in the Second Schedule property in due course of time;

- D. The Promoter intends to construct Residential cum Shopping Complex in stages as per the sanctioned layout, under the name and style “THREE JEWELS” (Project) on an area admeasuring 56,300 sq. mtrs. more particularly described in the Second Schedule (**“Project Land”**) written hereunder and shown by red colour boundary line on the plan annexed hereto and marked as Annexure ‘A’;
- E. The Promoter alone has got absolute right and full power to develop the Project Land described in the Second Schedule and construct Wings/building thereon;
- F. The Promoter has submitted layout and building plan in respect of the said property described in the First Schedule written hereunder and has got sanction and approval from Pune Municipal Corporation vide Commencement Certificate bearing No.CC/469/06 dated 28/3/2007, CC/4636/06 dated 28/3/2007, CC/4637/06 dated 28/3/2007, CC/4638/06 dated 28/3/2007, CC/4641/06 dated 28/3/2007, CC/3182/09 dated 11/1/2010, CC/0155/10 dated 17/4/2010, CC/3363/10 dated 29/12/2010, CC/3589/13 dated 28/1/2014, CC/0825/2014 dated 19/06/2014, CC/1416/2014 dated 06/08/2014, CC/0545/2015 dated 22/05/2015 and CC/4436/15 dated 31/3/2016 and the copies whereof are annexed hereto and marked as Annexure ‘B’;
- G. The Promoter has obtained two separate NA Order issued by the Collector on 18/06/2007 bearing No. PMH/NA/SR/297/2007 & 02.02.2015 bearing No. PMH/NA/SR/759/2014 copies whereof are annexed hereto and marked as Annexure ‘C’;
- H. The Promoter has also applied for and has obtained necessary sanctions in respect of the Project as set out in Annexure ‘D’ annexed hereto;
- I. All conditions as stipulated in the Environmental Clearance dated 01st April, 2015 bearing Reference No. SEAC-III-2014/CR 127/TC-3 issued by the State Level Environment Impact Assessment Authority (SEIAA) in favour of Promoter as regards consent to operate Maharashtra Pollution Control Board (“MPCB”) shall be strictly adhered and complied with by the Promoter while developing the Project Land.

- J. The Promoter is intending to construct 15 (fifteen) Residential Wings and 1(One) Shopping building comprising of 40 (Forty) shops and one Prayer Hall/Upashray on the Project Land;
- K. The Promoter has already completed the construction of 8 Residential Wings i.e. A, B, C, D, E, F, G, H on a part of the Project Land and accordingly the Pune Municipal Corporation has issued a Completion Certificate bearing No. OCC/2044/16 dated 30/03/2017 which is annexed hereto as Annexure 'E';
- L. The Promoter has applied for necessary approvals for the purpose of constructing the Prayer Hall/Upashray and the said approvals are awaited;
- M. The Promoter shall be constructing the remaining Wings within the following time period:
- i) Shopping Building by March 2018;
 - ii) Wings "L, M and O" by December 2020;
 - iii) Wing "N" by December 2021
 - iii) Wings "I,J and K by December 2022 and
 - iv) Common Areas and Amenities as provided in Annexure "J" by December 2022;
- N. The Promoter has registered the said Project comprising of Wings I to O, the Shopping Building and the Common Areas and Amenities with the 'Real Estate Regulatory Authority' established under the RERA vide Certificate Nos. P52100006160 and P52100007533 on 14.08.2017 & 17.08.2017 respectively and copies whereof are annexed hereto as **Annexure 'M'**; It is clarified that though the Wings A to H are forming a part of the Project, the same shall not be registered with the Real Estate Regulatory Authority since the completion certificate in respect thereof has already been obtained;
- O. The Promoter has conducted due diligence in respect of the said property described in the First Schedule written hereunder through Advocates – M/s. UDK & Associates and on verification of title, the said M/S. UDK & Associates have issued its Search & Title Report and Title Certificate, copies whereof are annexed hereto as Annexure 'F' & 'G' respectively;
- P. The copies of 7/12 extract pertaining to the said property are annexed hereto as Annexure 'H'.
- Q. The corrected area of Survey No. 43/1B/44/45/A (part) is 77743.96 Sq.Mtrs. However due to oversight the area on the 7/12 extract is wrongly recorded as 72143.96 sq.mtrs.
- R. The Promoter has in the operative part of this Agreement made complete disclosures relating to the Project, the Common Areas and

- Amenities, which are to be provided alongwith the future Wings to be constructed and the Internal Apartment Amenities to be provided;
- S. The Promoter has formed an Apartment Association known as “Three Jewels Apartments” by executing a Deed of Declaration dated 25.05.2017 wherein the common and restricted areas of the Project are mentioned.
- T. The Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and the agreement is in the manner prescribed by the Council of Architects;
- U. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the Wings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of all the Wings in the Project;
- V. The Promoter has granted inspection to the Allottee of all the documents of title in respect of the Project Land and the plans, designs and specifications prepared by the Promoter’s Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the said Act”) and the rules made thereunder (hereinafter referred to as “the said Rules”);
- W. The Allottee has satisfied himself/herself/themselves with regards to the title of the Consenting Party and the Promoter in the Project Land and the rights of the Promoter to develop the same and has clearly understood the scope of the Project and the Building/Wings to be constructed in the Project which shall be completed by the Promoter as mentioned in this Agreement;
- X. The Allottee has applied to the Promoter for allotment of an Apartment admeasuring approximately _____ sq.mtrs Carpet Area in Wing ____ constructed/being constructed on the Project Land;
- Y. The Allottee is offered an Apartment bearing No. _____ admeasuring _____ sq.mtrs Carpet Area on the ____ floor more particularly described in the Third Schedule hereunder written (hereinafter referred to as the said “Apartment”) in the Wing _____ (hereinafter referred to as the “said Wing”) constructed/being constructed on the Project Land by the Promoter;
- Z. The carpet area of the said Apartment is _____ sq. mtrs. and “carpet area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but

includes the area covered by the internal partition walls of the apartment;

- AA. Being fully satisfied with the representations made by the Promoter and having clearly understood the same, the Allottee has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoter has agreed to allot and sell the said Apartment to the Allottee for the consideration set out in the Fourth Schedule hereunder written and on the terms and conditions hereinafter appearing;
- BB. Prior to the execution of these presents the Allottee has paid to the Promoter the booking amount as mentioned in the Fourth Schedule hereunder written being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee has agreed to pay the balance consideration in the manner set out in the Fourth Schedule;
- CC. The Promoter is required to execute a written Agreement for Sale in respect of the said Apartment in favour of the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908;
- DD. The Parties have gone through all the terms and conditions set out in this Agreement and have understood their respective rights and obligations detailed herein;
- EE. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- FF. 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 in all the Applicable Laws, are now willing to enter into this Agreement on the terms and conditions hereinafter appearing.

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

1. DEFINITIONS

- 1.1 **“Act”** shall mean The Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed in respect thereof

together with all such amendments, modifications and/or re-enactments related thereto;

- 1.2 **“Agreement”** shall mean this Agreement for Sale, including all recitals and schedules herein and all annexures annexed hereto and shall also include any written modification hereof executed by and between the Promoter and the Allottee.
- 1.3 **“Allottee’s Interest”** shall mean the interest payable by the Allottee to the Promoter at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Allottee to the Promoter becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest;
- 1.4 **“Apartment”** shall mean the premise having residential user located in the said Wing shown with red colour boundary line on the typical floor plan thereof annexed hereto and marked as **Annexure ‘I’**;
- 1.5 **“Applicable Law”** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, judgements, decrees, conditions of any regulatory approval or license issued by a Government, Government Authorities, Statutory bodies, Competent Authorities and judgments and other requirements of any Statutory and relevant Body/Authority;
- 1.6 **“Approvals”** shall mean and include but shall not be limited to all the sanctions and/or approvals set out in Annexure ‘D’ annexed hereto as well as all other sanctions, permissions, licenses, letters, no objection certificates, exemptions, letters of intent, annexures, intimations of disapproval, commencement certificates, occupation certificates, notifications, sanction of layout plans, sanction of building plans and such other documents/writings by whatever name called that envisage the grant of consent enabling /facilitating construction/development together with renewals, extensions, revisions, amendments and modifications thereof from time to time that have been obtained/shall be obtained from sanctioning bodies/authorities in respect of the Wings/Building to be constructed on the Project Land or any part or portion of the Project Land;

- 1.7 **“Wings/Building in the Project”** shall mean the 15 Wings identified as A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and 1 Shopping Building shown on the Sanctioned Layout Plan annexed hereto constructed/to be constructed as the case may be, by the Promoter on the Project Land.
- 1.8 **“Wing”** shall mean Wing ____ comprising of __ level parking floors plus __ (_____) upper floors being one of the Wings in the Project;
- 1.9 **“Carpet Area”** shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment;
- 1.10 **“Covered Parking Space”** shall mean an enclosed or covered area as approved by the Competent Authority as per the applicable Development Control Regulations for parking of vehicles of the allottees which may be in basements and/or stilt and/or podium and/or space provided by mechanized parking arrangements but shall not include a garage and/or open parking;
- 1.11 **“Common Areas and Amenities for the Project”** shall mean the areas, amenities, facilities and infrastructure intended for the common use of the allottees of the apartments in all the Wings in the Project alongwith the internal roads, street lights, water and electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works, water tanks, etc. as listed in **Annexure 'J'** annexed hereto;
- 1.12 **“Force Majeure Event”** shall mean and include the following event/circumstances which jointly and/or severally, directly and/or indirectly, impact/impede the development activities that are intended to be carried out on the Project Land:
- (i) Any natural calamity or act of God including but not limited to floods, earthquakes, smog, tsunamis, volcanos, etc.;
 - (ii) Social and/or societal unrest including but not limited to wars, riots, commotions, rebellions, terrorism, hostilities, invasions, acts of foreign enemies, insurgency, etc.;
 - (iii) Acts beyond the control of the Promoter including but not limited to:

- (a) non-availability or shortage in the supply of steel, cement, building materials, water or electric supply or labour/workers,
 - (b) strikes or lock-outs,
 - (c) order, judgment, decree, policy, rule, regulation, notification, circular, directive, passed/issued by any Court of Law and/or any Governmental Body or Authority, delays in grant of approvals by the concerned bodies and/or authorities,
 - (iv) Acts associated with the action or inaction on the part of the Allottee resulting in breach of the terms and conditions of this Agreement and/or applicable law to be observed and performed by the Allottee and/or any interference or obstruction by the Allottee resulting in the delay or standstill of the work of construction or grant of approvals related to the Project,
 - (v) Any internal modification at the instance of the Allottee and the time taken for its completion;
- 1.13 **“FSI”/Paid FSI”/“Premium Paid FSI”** shall mean the Floor Space Index and related building potential as defined and enumerated under various schemes provided under the Wing/Building laws applicable in the State of Maharashtra;
- 1.14 **“Internal Apartment Amenities”** shall mean the amenities, fixtures and fittings listed in the **Annexure ‘K’** annexed hereto proposed to be provided by the Promoter in the said Apartment;
- 1.15 **“Intimation to take Possession”** shall mean the written intimation that shall be given by the Promoter to the Allottee to take possession of the Apartment within a period of 30 (Thirty) days from the date of the intimation;
- 1.16 **“Party”** shall mean the Promoter and/or the Allottee/s individually;
- 1.17 **“Parties”** shall mean the Promoter and/or the Allottee/s collectively;
- 1.18 **“Plans”** shall mean the drawings, plans, layout and such other plans and specifications as approved and sanctioned by PMC and other concerned statutory bodies and authorities in respect of the Project together with amendments, modifications and alterations related thereto together with all future plans, drawings and layouts as may be submitted by the Promoter from time to time and approved by the authorities in respect of the Project;

- 1.19 **“Possession Date”** shall mean the date on which the notice period under the Intimation to take Possession expires and/or the Allottee takes possession of the Apartment, whichever is earlier;
- 1.20 **“Project Completion”** shall mean the completion of the Project in the manner following:
- a) Wings A, B, C, D, E, F, G and H already completed and Completion Certificate obtained on 30.03.2017;
 - b) 1 Shopping Building consisting of 40 shops- by March 2018;
 - c) Wings “L, M and O” by December 2020;
 - d) Wing “N” by December 2021
 - e) Wings “I, J and K by December 2022 and
 - f) Common Areas and Amenities as provided in Annexure “J” by December 2022;
- 1.21 **“Promoter`s Interest”** shall mean the interest payable by the Promoter to the Allottee at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Promoter to the Allottee becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest;
- 1.22 **“Project”** shall mean the proposed construction and development on the Project Land as enumerated under this Agreement;
- 1.23 **“Project Land”** shall mean a portion of the said property which portion admeasures 56,300 sq. mtrs. or thereabouts and more particularly described in the Second Schedule hereunder written delineated with red colour boundary line on the plan annexed hereto and marked as Annexure “A”;
- 1.24 **“said Property”** shall mean the lands bearing Survey No. 43/1B/44/45/2 area admeasuring 4357.64 sq.mtrs. (Amenity Space), Survey No. 43/1B/44/45/4 area admeasuring 23763.10 sq.mtrs. (D.P. Road), area admeasuring 9840.75 sq.mtrs. out of Survey No. 43/1B/44/45/5 admeasuring 15440.75 sq.mtrs. (Open Space), Survey No. 43/1B/44/45/6 area admeasuring 3278.33 sq.mtrs. (Internal Road), Survey No. 43/1B/44/45/7 area admeasuring 605.00 sq.mtrs. (Transformer Area), Survey No. 43/1B/44/45/B area admeasuring 5695.22 sq.mtrs. (Plot B) and area admeasuring 77743.96 sq.mtrs. (but admeasuring 72143.96 sq.mtrs. as per present 7/12 extract area) out of Survey No.

43/1B/44/45/A admeasuring 128143.96 sq.mtrs. (Plot A) totally admeasuring 12 Hectare 52.84 Ares i.e. 125284.00 sq.mtrs. lying, being and situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation Pune (more particularly described in the **First Schedule** hereunder written;

1.25 **“Organization”** shall mean the Condominium known as “Three Jewels Apartments” constituted under the provisions of Maharashtra Apartment of Ownership Act, 1970;

1.26 **“PMC”** means Pune Municipal Corporation.

2. INTERPRETATION

Except where the context requires otherwise, this Agreement will be interpreted as follows:

- 2.1 The recitals recited hereinabove, annexures and schedules hereto shall form an integral part of this Agreement as if the same are set out and incorporated herein in verbatim;
- 2.2 Headings are for convenience only and shall not affect the construction or interpretation of any provision of this Agreement;
- 2.3 Words importing the singular shall include plural and vice versa;
- 2.4 Reference to recitals, clauses, schedules and annexures are to recitals, clauses, schedules and annexure of this Agreement;
- 2.5 All words (whether gender-specific or gender neutral) shall be deemed to include each of the masculine, feminine and neutral gender;
- 2.6 The expressions "hereof", "herein" and similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular clause or provision in which the relevant expression appears;
- 2.7 References to "Rupees" and "Rs." are references to the lawful currency of India;
- 2.8 Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;
- 2.9 A day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian Calendar; and
- 2.10 Where the day on or by which anything is to be performed falls on a day, which is not a Business Day, then that thing shall be done on the next Business Day.

3. ALLOTMENT AND CONSIDERATION

- 3.1 The Promoter shall construct the Wing on the Project Land in accordance with the Approvals and Plans. Provided that the Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee and not otherwise and except any alteration or addition required by any Government Authorities or due to change in the applicable Law for which no consent shall be sought.
- 3.2 Subject to the terms and conditions of this Agreement, the Promoter hereby agrees to sell to the Allottee and the Allottee hereby agrees to purchase from the Promoter the Apartment together with the Internal Apartment Amenities at or for the consideration mentioned in Fourth Schedule hereunder written.
- 3.3 The Allottee shall also have the exclusive right to use the Covered Parking Space and/or open parking space allotted/affirmed by the Organization, defined above, for the limited and restricted purpose of parking his/her/their light motor vehicles and for no other purpose whatsoever.
- 3.4 The said Apartment together with the Internal Apartment Amenities shall hereinafter collectively be referred to as **“the said Premises”**.
- 3.5 The Allottee has paid on or before execution of this Agreement the booking amount as set out in the Fourth Schedule hereunder written.
- 3.6 The Consideration shall be paid by the Allottee to the Promoter in the manner provided in the Fourth Schedule hereunder written.
- 3.7 The payment of the Consideration and the installments related thereto shall be subject to the deduction of tax (**“TDS”**) as provided for under the provisions of the Income Tax Act, 1961. The Allottee hereby agrees and undertakes to make timely payment of the TDS in the manner provided under the Income Tax Act, 1961 and shall within 3 (three) days from the date of the payment being made provide the original TDS Certificates to the Promoter. The Allottee hereby agrees and undertakes that the Allottee shall solely be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and non-delivery of the TDS Certificate to the Promoter on time and any consequences related to non-payment including levy of penalties, interest, etc. shall be solely to the account of the Allottee and the Allottee shall indemnify and keep indemnified the Promoter in respect thereof. It shall be the sole responsibility of the Allottee to bear and pay the

VAT amount and GST amount on or about execution of this present or as becomes applicable from time to time for this transaction.

- 3.8 The Consideration payable above excludes taxes (consisting of tax paid by the Promoter or payable by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied in connection with the construction of the Project) and the same, as and when it is levied and/or arises shall be borne and paid by the Allottee alone and the Promoter shall at no point in time be liable, responsible and/or required to bear and/or pay the same or any part thereof. The Allottee shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by any Government and/or Statutory and/or Revenue Body/ Authorities against the Promoter or vice versa on account of such liability that may arise and/or be levied upon the Promoter. Further, in an event additional taxes are levied in any manner or form by any Government Authority by virtue of change in law or otherwise then the Allottee shall solely be liable to make payment of such additional taxes.
- 3.9 The Consideration 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.
- 3.10 The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the Wing is complete and the Occupation Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area beyond 3%, the Promoter shall reimburse to the Allottee, within a period of 45 (forty-five) days without any interest from the date when such excess amount was paid by the Allottee. Likewise, if there is any increase in the Carpet

Area beyond 3%, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan provided in the Fourth Schedule.

3.11 If the Allottee requests (in writing) to the Promoter, the Promoter may, in the Promoter's discretion, permit the Allottee to make payment of any, or all, installment/s of the purchase price, prior to the same becoming payable, and at any interval/s or time/s. If the Allottee makes such a request to the Promoter, and the same is accepted by the Promoter, then the Allottee shall have no right or option to reverse, or withdraw his/her/their/its request and he/she/they/it shall be bound and liable to make the preponed payment/s of the installment/s of the purchase price, as permitted by the Promoter.

3.12 The Allottee hereby authorizes the Promoter to adjust/appropriate all payments made by him/her/them 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 hereby agrees and undertakes not to object to the same or demand from or direct the Promoter in any manner contrary thereto.

3.13 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 Apartment to the Allottee after receiving the Occupation Certificate. Similarly, the Allottee shall make timely payments of the instalments and other dues payable by him/her/them and meet the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter.

4. **DEFAULT IN PAYMENT OF CONSIDERATION**

4.1. The Allottee agrees to pay to the Promoter Allottee's Interest, defined above, on all the outstanding amounts which become due but remain unpaid by the Allottee to the Promoter under the terms of this Agreement. The Allottee's Interest shall be payable from the date the concerned payment becomes due and payable by the Allottee till the date of actual payment.

4.2. In addition to the liability of the Allottee to pay the Allottee's Interest, the Allottee shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever,

which are borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee any amount or dues whatsoever payable by the Allottee under this Agreement.

- 4.3. Without prejudice to right of the Promoter to charge interest in terms of this Agreement, on the Allottee committing default in payment on the due dates of any amount that becomes due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local Authority and other outgoings), and on the Allottee committing three such defaults of payment of instalments, the Promoter shall be entitled at his own option, to terminate this Agreement. The Promoter shall give notice of 15 (fifteen) days in writing to the Allottee and mail at the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach/breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach/breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement. Upon termination of this Agreement as aforesaid, Allottee shall execute and register a Deed of Cancellation in favour of the Promoter. The Promoter shall refund to the Allottee within a period of 30 (thirty) days of the execution and registration of the Deed of Cancellation, the instalments of Consideration of the Apartment which may have till then been paid by the Allottee to the Promoter subject to adjustment and recovery of any agreed liquidated damages i.e. deduction of 10% of the total consideration together with any other amount which may be payable to Promoter and subject to the adjustment/deduction related to the Government statutory dues and taxes, bank loan, brokerage if any that have been paid by the Promoter or to be paid by the Promoter.

5. INTERNAL APARTMENT AMENITIES AND COMMON AREAS AND AMENITIES OF THE PROJECT

- 5.1. The Internal Apartment Amenities to be provided in the said Premises and the specifications thereof are those as set out in Annexure "K".
- 5.2. The Allottee confirms that the Promoter shall not be liable to provide any other fixtures and fittings save and except those mentioned in Annexure "K". However, in the event of an

unreasonable rise in the prices of the fixtures and fittings assured under Annexure 'K' and/or shortage in the availability of such fixtures and/or fittings, the Promoter shall endeavour to obtain similar quality internal apartment amenities to ensure that the Promoter meets with the assurance given to the Allottee. The Allottee hereby agrees and undertakes that the Allottee shall not raise any objection or dispute in the event of there being any marginal difference in the quality/standard of the Internal Apartment Amenities.

- 5.3. The Allottee hereby confirms that the Promoter has full right to change the fixtures and fittings to be provided, in the circumstances wherein there is an uncertainty about the availability of fixtures and fittings required to be provided, either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoter. The Allottee agrees not to claim any reduction or concession in the Consideration on account of any change or substitution in the Internal Apartment Amenities.
- 5.4. Prior to taking possession of the Apartment, the Allottee shall satisfy himself/herself/themselves in respect of the Internal Apartment Amenities. Once possession is taken, the Allottee shall not be entitled to raise any demands or make any claims thereafter.

6. LAYOUT OF THE PROJECT LAND

- 6.1. The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents clearly informed, represented and disclosed to the Allottee as under:
 - (i) The Promoter is entitled to develop the Project Land;
 - (ii) Subject to Force Majeure, the Promoter is developing the Project in the following manner:
 - a) Wings A, B, C, D, E, F, G and H already completed and Completion Certificate obtained on 30.03.2017;
 - b) 1 Shopping Building consisting of 40 shops by March 2018;
 - c) Wings L, M, O - by December, 2020;
 - d) Wing N – by December 2021
 - e) Wings I, J and K – by December 2022
 - f) Common Areas and Amenities for the Project – by December 2022.

- (iii) The Promoter has already formed the Organisation vide the Deed of Declaration dated 25th May, 2017 registered with the Office of the Sub-Registrar of Assurances at Haveli-15 under Serial No.5139/2017 on 3rd June, 2017;
- (iv) The Allottees of the various apartments in the Wings and Shopping Building shall be a part of the Organization and if required, necessary Supplementary Deed of Declaration shall be executed.
- (v) With regards to the Common Areas and Amenities for the Project, the Allottees of the residential wings shall be entitled to use and enjoy all of them. However the Allottees of the Shopping Building shall be entitled to use only certain specific areas and amenities as carved out in Annexure J and not all.
- (vi) The Search and Title Report dated 23/09/2013 read with copy of the Certificate of Title dated 21/10/2015 issued by UDK and Associates, Advocates of the Promoter are annexed hereto and marked as Annexure "F & G ";
- (vii) There are two STP setups on the entire property described in First Schedule written hereunder and which are more particularly shown on plan annexed herewith. The STP 1 alongwith equipment room has been constructed on property belonging to Promoter. The said STP 1 is owned and possessed by Promoter and therefore, same shall be exclusively used by the Allottees of apartments in the Project only. Likewise STP 2 alongwith equipment room which is constructed on an area admeasuring 700 Sq. mtrs. forming part of the said property described in the First Schedule (which is not forming part of the Project Land) is owned by the Consenting Party and shall be constructed at the cost and expenses of Promoter. It is agreed that even though STP 2 is to be constructed on Consenting Party's property, it shall be used by the unit holders of the Organisation i.e., "Three Jewels Apartments" in perpetuity alongwith unit holders of proposed project which is to be constructed by the Consenting Party on the Consenting Party's property.
- (viii) MSEDCL – Sub-Stations 1, 2 & 3 will be common for the use of all the allottees in the Project.
- (ix) The Organic Waste Converter (OWC) Modular 1 + 1 will be common for all Wings.

- (x) The Club House (which is located in Open Space No.2), Swimming Pool, Community Hall and Senior Citizens Plaza will be common for all residential Wings. It is clarified that the Allottees of shops in the Shopping Building shall not be entitled to use the same.
- (xi) The Ganesh Sculpture which is near entry Gate No.1 of the Project, will be common for all Wings. However, the Allottees of shops in the Shopping Building shall not be entitled to use the same. The Allottees of shops in the Shopping Building shall have access from 18 mtr wide road as shown on the plan.
- (xii) The Promoter has provided Prayer Hall/Upashrya and it will be available for all Allottees in the Project. The Devotees who are not Allottees (general public) shall also have access to it. The usage of the Prayer Hall will not be restricted for general public by the Allottees in the Project and it will be accessible/available to all. However, entrance/exit gates will be separately provided for project Allottees and general public. The entry and exit points shall open towards 24 meter wide D.P. Road on South side of the Project. The entire maintenance of the Prayer Hall shall be looked after by a Trust or a separate Organization/Body which will be formed for smooth operations. The Allottees are hereby informed that the Promoter has applied for approvals for the construction of the Prayer Hall/ Upashraya and the construction thereof shall be subject to such approvals being granted.
- (xiii) The Project will have common entry Gates 1 & 2 on North and South side of the project respectively for vehicles and pedestrians.
- (xiv) The Shopping Building comprising of 40 shops which are to be constructed on the North side of the Project shall consist of 2 common toilet blocks which shall be exclusively used by the shop owners and/or their customers. It is specifically agreed that the parking area, the water tank and exclusive right to use STP shall always remain with Allottees of the residential apartments in the residential Wings of the Project and the shop owners in the Shopping Building shall not claim any right over the same. However, the front open area of the shops which is available in front margins, as shown on the plan annexed

hereto, will always be exclusively used by the shop owners and/or their customers for parking their vehicles.

- (xv) The Promoter shall have access to the Project Land together with all the internal roads and public access roads till such time the entire Project is constructed completely in all aspects as envisaged under this Agreement (including any amendments thereto from time to time).
- (xvi) The Common Areas and Amenities for the Project shall include a sewage treatment plant, underground water tank, organic waste converter and transformer room/s (a lease in respect whereof will be entered into with Maharashtra State Electricity Distribution Company Limited (“**MSEDCL**”) and such other amenities as provided in Annexure “J”. The Promoter has informed and represented to the Allottee that the Allottees of apartments in all the residential Wings in the Project shall be jointly entitled to use and enjoy the Common Areas and Amenities for the Project and the Allottees of shops in the Shopping Building shall not be entitled to use the same except those carved out in Annexure J.
- (xvii) There are 3 Open Spaces in the Project land as shown on the sanctioned layout Plan and identified as Open Space No.2,3 and 4 thereon.
- (xviii) The Common Areas and Amenities for the Project shall be completed by December 2022 and hence may not be ready for use at the time when Intimation to take Possession is offered to the Allottee and/or on the Possession Date. The Allottee is well aware of the same and has agreed to purchase the said Apartment accordingly. The Allottee hereby agrees and undertakes that the Allottee shall not raise any objection in respect thereof and/or claim any damages or compensation whatsoever. The said Common Areas and Amenities for the Project shall be provided/made available to the Allottee at the time when Occupation Certificate for the last Wing forming part of the Project is obtained or before December 2022, whichever is later.
- (xix) These Common Areas and Amenities of the Project shall be under the maintenance and administration of the Organization and shall be for the common benefit, enjoyment and convenience of all the Allottees of the apartments in the Wings that shall be developed in the

Project, except unit holders of Shopping Building apart from those carved out in Annexure J.

(xx) It is further disclosed to the Allottee that the Promoter shall be entitled to exploit the entire development potential of the Project Land while carrying out the construction/development of the Project Land. The Allottee, shall not cause any restrain or objection or claim any rights in the development potential relating to the Project Land till such time the development of the entire Project Land is completed by the Promoter in all respects. Upon the development of the entire Project Land being completed, the Promoter shall transfer the rights relating to the Project in favour of the allottees/Organization in such manner that the rights and obligations of the Allottees of the Wings/Building that are constructed on the Project Land by then are clearly secured and well defined.

(xxi) The Promoter has informed the Allottee that the Promoter is required to maintain the Common Areas and Amenities of the Project. For that purpose the Allottee shall be required to contribute such amounts as may be determined by the Promoter from time to time. The Allottee hereby declares that the Allottee is aware of the aforesaid details and is thus expressly undertaking to pay the same to the Promoter. The contribution to be made by the shop owners of shops in the Shopping Building shall be limited to the extent of the areas and amenities that shall be available to them.

7. ALTERATION IN THE LAYOUT, PLANS AND DESIGN

7.1. The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents disclosed to the Allottee the Sanctioned Layout Plan relating to the Project.

7.2. The Promoter shall make all efforts that the Plan relating to the Project Land is not altered unless absolutely required in the interest of the Project.

7.3. In case if any alteration, amendment, revision, additions, etc. sought by the Promoter relates to the said Wings/Shopping Building and such alteration affects the area of the Apartment in such manner that there is a variation whereby the Carpet Area of the Apartment increase/decreases beyond 3% and/or such alteration affects the plan of the Apartment or the floor on which it is located, then the consequences as stated in Clause 3.10 above

shall apply. The Allottee agrees and acknowledges that the Promoter shall not be required to obtain any consent from the Allottee if any such variations, modifications etc., do not affect the Apartment and the rights of the Allottee are not compromised in any manner whatsoever while doing so.

- 7.4. The Promoter has informed the Allottee and the Allottee hereby agrees and acknowledges that the right to amend any Plan in respect of the Project Land shall lie solely with the Promoter and the Allottee shall have no right of any nature whatsoever in the remaining development potential of the Project Land.
- 7.5. Further, in light of the aforesaid, the entire development potential and any future increases or increments thereto relating to the Project Land shall vest in the Promoter alone and the Promoter shall be entitled to use, utilize, consume and exploit such FSI on the Project Land, if permitted by law.
- 7.6. The Promoter declares that the Promoter shall utilize the prevailing FSI permissible in respect of the Project Land and if permitted by law, the future FSI which may become available in the future in case of any modification to the Development Control Regulations.
- 7.7. If due to any change in the FSI rules, if additional FSI becomes available by whatever name called then in such event the Promoter shall, if permitted by law, be entitled to use, utilize, consume and exploit such FSI on the Project Land or any part of the Project Land by constructing additional structures or additional floors.
- 7.8. If due to any change in the applicable Laws or by introduction of any policy by the Government of Maharashtra or any other concerned Authorities any development benefit including FSI in any form is available in respect of the Project Land, as recipient plot, then in such an event, the Promoter shall be entitled to avail such benefits/including FSI in any form by utilizing the same on the Project Land.
- 7.9. The Promoter shall have the absolute, irrevocable and unconditional right and entitlement and it may in its sole discretion effect and/or cause to be effected, any extra and additional construction whatsoever on and in respect of the Project Land, if permitted by law, including, but not limited to, constructing additional floor/s or extensions on and/or wing/s and/or other extension/s to all or any of the Wings/Buildings on

the Project Land including the said Wings/Building and/or construct additional and/or other Wings/Buildings and/or other structures on the Project Land by utilizing the FSI in any form of the Project Land and/or the contiguous, adjacent or adjoining lands or properties at any time, including after completion of the said Wings/Buildings whenever the same is permitted to be constructed by Pune Municipal Corporation and other concerned Authorities.

- 7.10. The Allottee hereby expressly waives any right to raise any objection for the amendment of the Plans and/or construction of the additional floors or Wings, to use and consume the balance FSI available/generated in any form in respect of the Project Land. The Allottee further agrees that he/she/they shall not be entitled to claim any rebate in the Consideration or any other advantage from the Promoter on the ground of the Promoter making additional construction or any other ground whatsoever.
- 7.11. There is possibility of getting additional F.S.I. in future in the form of either paid F.S.I., T.D.R. Whenever this additional F.S.I./T.D.R. is sanctioned by the Local Authority to be used in the project, the Promoters will apply for revision of plans and the proposed full potential layout for utilizing of F.S.I./T.D.R to the extent of constructing the additional floors and/or building. The Allottee hereby gives specific consent to the Promoter to carry out revisions in the Sanctioned Layout Plan as per this future potential layout.

8. COMPLETION

- 8.1 Subject to Force Majeure Event, the Promoter shall complete the construction of the Project in the manner following:
- a) Wings A, B, C, D, E, F, G and H already completed and Completion Certificate obtained on 30.03.2017;
 - b) 1 Shopping Building consisting of 40 Shops – by March 2018;
 - c) Wings “L, M and O” by December 2020;
 - d) Wing “N” by December 2021
 - e) Wings “I, J and K by December 2022 and
 - f) Common Areas and Amenities as provided in Annexure “J” by December 2022;
- 8.2 The Promoter has already obtained occupation certificate of building A to H out of the project and has also given intimation to allottees to take possession of their apartment. The Promoter shall handover possession of apartments on receiving full & final

payment/consideration from the Allottee alongwith payment of maintenance charges, taxes and any other dues if any.

8.3 The Promoter shall, subject to Force Majeure Event, give the Intimation to take Possession to the Allottee on or before _____. The Intimation to take Possession shall be given by the Promoter only upon the Promoter obtaining Occupation Certificate relating to the said Apartment from the concerned Statutory Authority.

8.4 The Promoter shall complete the construction of the Common Areas and Amenities for the Project by December 2022 and the Allottee shall be entitled to use the same thereafter. The Allottee shall not demand for the same before December 2022 and shall not refuse or dispute in taking possession of their Apartment by reason thereof.

9. FORCE MAJEURE

9.1. The Promoter shall be entitled to reasonable extension of time for giving Intimation to take Possession, if the completion of the said Wings/Shopping Building, as the case may be, is delayed on account of Force Majeure Event as mentioned in Clause 1.12.

9.2. Upon a Force Majeure Event arising and the same continuing for a period of 30 (thirty) days, the Promoter shall inform the Allottee of the same and the Allottee shall acknowledge having been put to notice thereof. The consequences of the subsistence of a Force Majeure Event including extension of time period for completion shall be binding on the Allottee unconditionally.

10. POSSESSION

10.1. The Promoter shall upon receiving the Occupation Certificate of the Project give the Intimation to take Possession to the Allottee. The Intimation to take Possession shall call upon the Allottee to take possession of the Apartment within a period of 30 days from the date of receipt of the Intimation to take Possession.

10.2. Upon receiving the Intimation to take Possession, the Allottee shall take possession of the Apartment from the Promoter within the period stated above on payment of the balance consideration and other dues. The Allottee shall execute all necessary indemnities, undertakings and such other documentation as may be required by the Promoter and the Promoter shall give possession of the Apartment to the Allottee.

- 10.3. If the Promoter fails or neglects to give possession of the Apartment to the Allottee by _____ on account of a Force Majeure Event then, the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment together with Promoter's Interest from the date the Promoter received the amounts till the date such amounts and the Promoter's Interest thereon have been repaid.
- 10.4. In the event the Promoter fails to give the Intimation to take Possession to the Allottee on or before _____ for any reason other than a Force Majeure Event, then in that case the Allottee shall be entitled to terminate this Agreement and upon such termination, the only remedy available to the Allottee shall be to recover all the amounts that have been paid by the Allottee to the Promoter under the terms of this Agreement (excluding the taxes that have been paid by the Promoter to the Government/Statutory Bodies/Authorities). In such a case, the Allottee shall execute and register a Deed of Cancellation in favour of the Promoter and the Promoter shall refund the aforesaid amounts to the Allottee (after deduction of all outstanding amounts, if any, payable by the Allottee to the Promoter, taxes, outgoings etc) together with the Promoter's Interest within a period of 30 (thirty) days from the date of execution and registration of the Deed of Cancellation.
- 10.5. It is agreed that save and except the right of the Allottee to recover the aforesaid amounts, the Allottee hereby expressly waives all the other rights and remedies that shall/may be available to him/her /them under law especially in light of the fact that the Allottee have covenanted that the Allottee shall not take any steps that shall be detrimental and/or shall hinder the Project.
- 10.6. In the event the Allottee fails and/or neglects to take possession within the specified period, it shall be deemed that the Allottee has taken possession from the date of expiry of the notice period specified in the Intimation to take Possession and that date shall be deemed to be the **"Possession Date"** and all obligations of the Allottee related to possession of the said Apartment shall be deemed to be effective from the said Possession Date.
- 10.7. It is agreed that on and from the Possession Date, the Allottee shall be liable to bear and pay the proportionate share of outgoings in respect of the said Apartment and the said Wing including maintenance charges, local taxes, betterment charges or such other levies by the concerned local authority and/or Government,

water charges, common lights, lifts, repairs, salaries of clerks, bill collectors, chowkidars, sweepers, and also other expenses necessary and incidental to the Organization and use of the Common Areas and Amenities of the Project.

11. DEFECT LIABILITY PERIOD

- 11.1. The provisions of the Act mandate a defect liability period of five years for any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service.
- 11.2. The Promoter has informed the Allottee that upon the completion of the Project the Promoter shall handover to the Organisation the warranties, guarantees and annual maintenance contracts that shall be received by the Promoter from third party Contractors/Vendors.
- 11.3. In case of any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service, which are outside the purview of the warranties, guarantees and annual maintenance contracts provided by the third party Contractors/Vendors, then in that event the wherever possible such defects shall be rectified by the Promoter at its own cost and expense. Provided however, the Promoter shall not be liable to carry out such rectification in case if such defects have surfaced by reason of any act of the Allottee or any other force majeure circumstance arising. The Allottee hereby agrees and undertakes that the Allottee shall not carry out any alterations of whatsoever nature in the said Apartment or Wings or any structures related to the Common Areas and Amenities of the Project which shall include but not be limited to columns, beams etc. or in the fittings therein, in particular. It is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connection or any erection or alteration in the bedroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out by the Allottee and which result in any defect, then the defect liability of the Promoter shall automatically become void. The word defect here means only the manufacturing and workmanship defect's caused on account of wilful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Apartment by the Allottees/occupants, vagaries of nature etc.
- 11.4. It shall be the responsibility of the Allottee to maintain his/her/their Apartment in a proper manner and take all due care

needed including but not limited to the joints in the tiles in his/her/their Apartment are regularly filled with white cement/epoxy to prevent water seepage.

- 11.5. Further where the manufacturer warranty as shown by the Promoter to the Allottee ends before the defects liability period, and if the annual maintenance contracts are not done/renewed by the Allottee/s, the Promoter shall not be responsible for any defects occurring due to the same.
- 11.6. The project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipment's, fixtures and fitting shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Apartments and the common project amenities wherever applicable.
- 11.7. The Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the Apartment/Unit/Wing/Building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, the same shall not amount to structural defects and hence the same shall not be attributed to either bad workmanship or structural defect.

12. USE AND OCCUPATION

- 12.1. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and for no other purpose whatsoever.
- 12.2. The Allottee shall not carry out any activities from the said Apartment that shall be a cause or a source of nuisance or annoyance to the Promoter or other occupiers of the said Wings/Building or to any one in its vicinity or neighbourhood.
- 12.3. The Allottee shall use the Covered Parking Space and/or open parking space allotted/affirmed by the Association only for purpose of keeping or parking the Allottee owned vehicle. The Covered Parking Space and/or open parking space allotted/affirmed by the Association is for parking light motor vehicles only and not for parking lorry, tempo, public transport vehicle, tourist vehicles or for storage or any other use under any circumstances, inclusive of housing pets, cattle, animals etc.
- 12.4. The Allottee is aware that the parking space cannot be sold by the Promoter and the same forms part of the Common Area and Amenities. The Promoter has however identified a car parking

space for the Allottee which the Allottee will be entitled to use, subject to the approval/confirmation/affirmation of the Organization.

- 12.5. It is agreed between the Parties, that the Covered Parking Space has only been identified and the same is not for an allotment or for a sale. The Allottee is aware that the allotment of the parking space will be governed by the rules and regulations of the said Organization and that the identification made by the Promoter will be subject to its ratification by the said Organization and there will be no obligation of the Promoter towards the same in whatsoever manner.
- 12.6. The Allottee hereby unconditionally agrees not to raise any claim or dispute with respect parking space with the Promoter any time hereafter. The Allottee further agrees to indemnify and keep indemnified the Promoter forever with respect to any loss, harm, prejudice caused to the Promoter in the event action/claim/dispute is sought by the Allottee or his/her/their heirs, executors, administrators or assigns against the Promoter.
- 12.7. In the event if any increase in local taxes, water charges, insurance and such other levies, are imposed by the concerned Local Authority and/or Government and/or other Public Authority, on account of change of user of the said Apartment by the Allottee, the Allottee alone shall bear and pay such penalty, premium or other sums of money demanded.

13. TERMINATION

- 13.1. The occurrence, happening or existence of any of following events shall be considered as the **“Allottee’s Event of Default”** -
- (i) Failure on part of the Allottee to make payment of any installments/outgoings/payments under this Agreement; or
 - (ii) Failure on part of the Allottee to take possession of the Apartment within the time stipulated and in the manner set out hereinabove; or
 - (iii) Breach by the Allottee of any of the representations, warranties and covenants or failure to perform, comply and observe any of its obligations and responsibilities as set forth in this Agreement; or
 - (iv) Any other acts, deeds or things, which the Allottee may omit or fail to perform in terms of this Agreement, which in the opinion of the Promoter, amounts to an event of default. The Allottee hereby agrees and confirms that the decision

of the Promoter in this regard shall be final and binding on the Allottee.

- 13.2. On the occurrence, happening or existence of any of the Allottee's Event of Default as stated above, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee by email at the email address ("**Allottee's Default Notice**") provided by the Allottee of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. Upon failure of the Allottee to rectify/cure the Allottee's Event of Default within the time period stipulated in the Allottee's Default Notice, without prejudice to any other right or remedy available to the Promoter under the Applicable Laws or as envisaged in this Agreement, the Promoter shall have the right to terminate this Agreement without any further notice/intimation to the Allottee. The Allottee shall forthwith come forward and execute and register a Deed of Cancellation in favour of the Promoter.
- 13.3. On and from the date of such termination on account of Allottee's Event of Default as mentioned herein above, the Parties mutually agree that the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages i.e. deduction of 10% of the total consideration together with any other amount which may be payable to Promoter and subject to the adjustment/deduction related to the Government statutory dues and taxes, bank loan, brokerage, if any) within a period of 30 (thirty) days from the date of execution and registration of the Deed of Cancellation, the Consideration or part thereof which may till then have been paid by the Allottee to the Promoter (excluding the amount/s paid by the Promoter to various authorities as and by way of taxes) but the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.
- 13.4. The Promoter may, at its sole discretion, condone the breach committed by Allottee and may revoke cancellation of the allotment provided that the Apartment has not been re-allotted to another person till such time and Allottee agrees to pay the unearned profits (difference between the Consideration and prevailing sales price) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertaking as may be decided by Promoter. The Promoter may at its sole discretion waive the breach by Allottee for not paying the aforesaid instalments but such waiver shall not

mean any waiver in the interest amount and the Allottee will have to pay the full amount of interest due.

- 13.5. Upon the cancellation/termination, the Promoter shall be entitled to sell or otherwise dispose of the Apartment to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as Promoter may in its sole discretion think fit and proper and the Allottee shall not be entitled to raise any objection or dispute in this regard. However, it is agreed between the Parties that the Promoter shall adjust the amount due from Allottee first towards the interest due then towards taxes and then towards the Consideration (including all outstanding amounts like bank loan, brokerage etc., if any, payable by the Allottee to the Promoter.
- 13.6. The Allottee agrees and undertakes to execute and register a deed, document, or writing including a Cancellation Deed to cancel this Agreement. The balance amount, if any, shall be paid to the Allottee only upon the cancellation of this Agreement and/or receipt of the Cancellation Deed, documents or writings. In the event of cancellation of this Agreement as aforesaid, the Allottee irrevocably agrees that the Promoter shall be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances. However, it is clarified and agreed between the Parties that the Promoter shall take cancellation charges from the Allottee in case of failure on the part of the Allottee to execute and register the Deed of Cancellation.
- 13.7. The Promoter has informed the Allottee and the Allottee having understood has agreed that in case if this Agreement is cancelled by reason of any breach on the part of the Allottee of the terms of this Agreement then in that event the Promoter shall refund the amounts refundable to the Allottee after deducting therefrom 10% of the Consideration. Further, amounts already paid towards taxes, outgoings, brokerage etc. shall also be deducted from the Consideration.
- 13.8. It is expressly agreed between the Parties that in case of the Allottee/s has obtained a loan/availed of any facility against the said Apartment and/or the rights of the Allottee/s under this Agreement, then in that event upon termination, the Promoter shall have an option to make payment of the refund amounts to the concerned bank/financial institution.

- 13.9. The said refund by the Promoter to the Allottee, sent through cheque/demand draft by registered post acknowledgement due or by courier at the address of the Allottee mentioned herein, shall be full and final satisfaction and settlement of all claims including bank loan or brokerage if any of the Allottee under this Agreement, irrespective of whether the Allottee accepts/encashes the said cheque/demand draft or not.
- 13.10. In the case of joint allotment of the Apartment in favour of joint allottees, the Promoter shall make all payments/refund under the terms of this Agreement upon termination, to the first mentioned Allottee, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint allottees.
- 13.11. The occurrence, happening or existence of any of following events shall be considered as the **“Promoter’s Event of Default”**
-
 (i) Failure of the Promoter to give the Intimation to take Possession to the Allottee on or before _____ (subject to Force Majeure); or
 (ii) Breach by the Promoter of any of the representations, warranties and covenants or failure to perform, comply and observe any of its obligations and responsibilities as set forth in this Agreement.
- 13.12. Upon the cancellation/termination of this Agreement on account of the Promoters Event of Default as mentioned hereinabove, the Allottee shall be entitled to recover all the amounts that have been paid by the Allottee to the Promoter under the terms of this Agreement (excluding taxes etc. that have been paid by the Promoter to the Government/Statutory Bodies/ Authorities and excluding bank loan, brokerage, if any). In such a case as provided under the Act, the Promoter shall refund the aforesaid amounts to the Allottee within a period of 30 (thirty) days from the execution and registration of the Deed of Cancellation by the Allottee in favour of the Promoter.
- 13.13. In an event the Promoter completes construction of the said Building before time, then the Allottee hereby agrees and undertakes to pay the Consideration amount payable for early completed stage as per the payment linked to the stage immediately on demand. Further, the Promoter shall not provide early payment discount in case the construction has been completed before the agreed timeline.

14. FORMATION OF ORGANISATION

14.1 The Promoter and the Consenting Party has formed & registered an Association of Apartment Owners under the name “THREE JEWELS APARTMENTS” under the provision of Maharashtra Apartment Ownership Act 1970 vide a Deed of Declaration dated 25.05.2017 duly registered under Sr. No.5139/2017 on 3rd June, 2017 at the Office of Sub Registrar Haveli-15, Pune in respect of some Wings/Building and by way of Supplementary Deed of Declaration are going to add all other Wings/Building which are under construction in the said Project “THREE JEWELS”. The Allottee shall join as member of such Apartment Association and shall not insist for formation of any organization such as Co-operative Society, Company etc., which would create disturbance in smooth functioning of Apartment Association. The said Deed of Declaration is only in respect of the part of the entire project which consists of some Wings and the Shopping Building and accordingly the Promoter has ascertained the common and restricted areas therein. Further it is agreed by and between the parties hereto that the Promoter shall have right to change, amend or alter the Declaration and Deed of Condominium and its Bye-Laws, as per the circumstances which may change in future, such as variation in percentage of undivided shares in the lands, due to utilization of additional F.S.I., T.D.R etc and the Allottee shall abide by it.

14.2 No objection shall be taken from the Allottee if any changes or modifications are made in the draft Bye-Laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of the Registrar of Companies, as the case may be, or any other Competent Authority.

15. TAXES AND OUTGOINGS

15.1. Maintenance:

- (i) The Promoter has informed the Allottee and the Allottee has understood that the Allottee shall within a period of 30 (thirty) days from the date of the Intimation to take Possession and in any event before taking possession pay to the Promoter the amounts set out in “Annexure L” annexed hereto. In case if the Allottee fails to make such payment, then the Promoter shall not be liable to handover possession of the Apartment to the Allottee. Failure on the part of the Allottee to make such payments /deposits with the Promoter shall be treated as an Allottee’s Event of Default and consequences as stated in this Agreement shall follow. The Allottee acknowledges

such right of the Promoter and agrees and undertakes to accept the decision of the Promoter in such circumstances.

- (ii) The amount mentioned in Annexure L is being collected by the Promoter to bear and pay the maintenance relating to the Project including water charges, 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 Premises, the said Wings and the Common Areas and Amenities for the Project for a period of two years from the Possession date. In case if there is any shortfall and additional amounts are required then in that event upon being called upon by the Promoter in writing, the Allottee shall forthwith make such payment.
- (iii) Upon expiry of the period of two years, the Allottee shall pay such amounts as called upon by the Promoter/ Organisation, as the case may be, towards maintenance.

15.2. **Taxes:**

- (i) The Allottee shall, on and from the Possession Date be liable to bear and pay all pro-rata taxes and outgoings in respect of the said Premises, the said Wing, the Project and Common Areas and Amenities for the Project namely local taxes, betterment charges or such other levies by the concerned Local Authority and/or Government.

15.3. It is clarified that till the project is handed over to the Organisation, the Promoter shall collect amounts from the allottees of apartments/shops in Project and shall pay the same to the concerned third parties. Upon the project being handed over, the entire management of the project shall be in the hands of the Organisation who shall then maintain the Common Areas and Amenities of the Project after collecting necessary amounts from the Allottees.

15.4. Upon completion of construction of the Wings, the Promoter shall insure the same, to such extent, as it deems fit, in its discretion, against risks including third-party liability, acts of God, etc., but not in respect of any articles, chattels, goods, or personal effects therein; all of which shall be suitably insured by the Allottees at his/her/their/its own cost and liability. The cost of the insurances to be obtained by the Promoter shall be recovered from the Allottee and the Allottee shall bear and pay the same.

15.5. The Promoter has informed and represented to the Allottee that the Allottee shall be liable to contribute towards the taxes and outgoings payable in respect of the Common Areas and Amenities of the Project.

15.6. It is clarified that the Promoter shall be liable to bear and pay all taxes related to the unsold apartments/units in the said Wings. However, no outgoings/maintenance shall be payable.

16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- (i) The Promoter has clear and marketable title with respect to the Project Land in the manner provided in the Search and Title Report dated 23/09/2013 read with copy of Certificate of Title dated 21/10/2015 annexed to this Agreement and has the absolute right to carry out development upon the Project Land;
- (ii) The Promoter has actual, physical and legal possession of the Project Land for the implementation of the Project;
- (iii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development on the Project Land and shall obtain requisite approvals from time to time to complete the Project;
- (iv) There are no encumbrances upon the Project Land except those as disclosed in the said Search and Title Report read with the Certificate of Title;
- (v) There are no litigations pending before any Court of Law with respect to the Project Land except those as disclosed in the said Search and Title Report read with the Certificate of Title;
- (vi) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, Project Land and the said Wings/Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits and plans issued/to be issued by the Competent Authorities with respect to the Project, Project Land and the said Wings/Building 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;

- (vii) 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;
- (viii) 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 Project to the Competent Authorities provided however the Allottee shall be liable to contribute towards the same on and from the date of possession or expiry of 30 (thirty) days from the date of Intimation to take Possession, whichever is earlier;
- (ix) 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 Project Land) has been received or served upon the Promoter in respect of the Project Land and/or the Project;
- (x) 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 Plans or thereafter and shall, before handing over possession of the Apartment to the Allottee.
- (xi) The Promoter states that there are certain pipes/cables/wires which are laid under the Project Land, which underlying cables relate to essential services that have been provided to the Allottees of the Project Land. The Promoter hereby reserves his right to enter upon the Project Land and to undertake such work/activities as may be necessary for the purpose of maintaining/servicing/repairing/replacing such underlying pipes/cables/ wires.

17. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE

The Allottee represent and warrant to the Promoter as follows:-

- (i) The Allottee/s has/have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case may be;
- (ii) no receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee or all or any of its assets and/or properties;

- (iii) The Allottee have neither received any notice of attachment under any rule, law, regulation, statute etc. nor his/her/their assets/properties are attached;
- (iv) no notice is received from the Government in India (either Central, State or Local) and/or from abroad for his/her/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/ her/ them;
- (v) no execution or other similar process is issued and/or levied against him/her/them and/or against any of his/her/their assets and properties;
- (vi) he/she/they is/are not of unsound mind and/or is not adjudged to be of unsound mind;
- (vii) he/she/they has/have not compounded payment with his/her/their creditors;
- (viii) he/she/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;
- (ix) he/she/they is/are competent to contract and enter into this Agreement as per the prevailing Indian Laws;
- (x) the Allottee has understood the entire scheme of development of the Promoter as set out in this Agreement and has obtained the clarifications required by the Allottee and the Allottee is fully satisfied with regards thereto.

18. MUTUAL COVENANTS

- 18.1. Notwithstanding anything contained herein, it is agreed between the Parties hereto, that the sample apartment, if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the apartment and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as may be displayed in the sample apartment other than as expressly agreed by the Promoter under this Agreement.
- 18.2. The Promoter shall be entitled to allot all apartments and covered parking spaces and/or open parking space allotted/affirmed by the Association, constructed/to be constructed on the Project Land with a view that ultimately the allottees of the various apartments in the Wings shall be admitted as members of the Organization in the manner stated above. It is agreed and clarified that the Promoter shall have all the rights and shall be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Apartment and covered

parking spaces and the allottees of all the apartments and covered parking spaces shall be admitted as members of the Organization.

- 18.3. The Promoter shall, if necessary, become a member of the Organization in respect of its right and benefits conferred/reserved herein or otherwise entitled to in whatsoever manner. If the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody, then the assignee, transferee and/or the buyers thereof shall if necessary become the members of the Organization in respect of the said right and benefits. The Allottee herein and Organization will not have any objection to admit such assignees or transferees as its members and the Allottee hereby agrees to issue a written NOC in that regard in favour of the Promoter upon registration of this Agreement.
- 18.4. The Promoter shall not be liable or required to pay to the Organization any transfer fees/charges and/or any amount, compensation whatsoever. Further, the Promoter shall not be liable to contribute towards the unsold apartments.
- 18.5. All costs, charges and expenses incurred in connection with the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter and by the Allottee including stamp duty, registration charges etc. payable in respect of such documents, shall be borne and paid by the Allottee. The Promoter shall not be liable to contribute anything towards such expenses. The Allottee alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.
- 18.6. As and when called upon by the Promoter, the Allottee agrees and undertakes to unconditionally sign and execute necessary forms, applications, undertakings, documents as may be required by the Promoter for admitting the Allottee as the member of the Organization. The Allottee further agrees and undertakes that the Allottee shall do as also cause the Organization to do/ratify, all such necessary acts, deeds, matters and things as may be required by the Promoter from time to time for safeguarding their interest in the said Wings/Building and the Project Land.
- 18.7. It is agreed, confirmed and covenanted by the Allottee that the Allottee shall not be entitled to nor shall he/she/they demand a sub-division or amalgamation of the Project Land or be entitled to

any FSI exceeding the FSI used or any FSI available now or in future and consumed in the said Wings/Building.

- 18.8. It is agreed between the Promoter and the Allottee that the Promoter shall be entitled to develop the Project Land in the manner as the Promoter may desire. The Promoter is retaining full rights for the purpose of providing ingress or egress to the Allottee from the Project Land in the manner deemed fit by the Promoter and the Allottee unequivocally consents/agrees not to raise any objection or dispute regards the same now or any time in the future and the Allottee acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same.
- 18.9. The name of the Project has been decided by the Promoter and the same shall not be changed at any time.
- 18.10. The Promoter alone shall have right to allow and grant any kind of rights to the third person/s in respect of the infra-structures, amenities, facilities and utilities of the Project on such terms and conditions which Promoter may deem fit and proper and the allottees shall not have any right to interfere with and/or object to the same.
- 18.11. The Promoter has availed project finance/construction finance in the form of debentures from ASK Trusteeship Service Pvt. Ltd. and has created a charge in respect of the said project. The Promoter shall obtain from the said ASK Trusteeship Service Pvt. Ltd, its No-Objection for the sale of the said Apartment by the Promoter in favour of the Allottee. The Promoter has informed the Allottee and the Allottee hereby confirms having been informed and understood that the Promoter has availed of, or will avail of, financial assistance from any persons, bank/s and/or financial institution/s against securitisation of the Project Land and/or the Wings to be developed and constructed thereon and/or any receivables therefrom. The security interest created over the Project Land and the Wings will be released, by the Promoter, at the entire cost and expense of the Promoter, from time to time, but in any event, prior to the Project handover.
- 18.12. If the Allottee chooses to avail financial assistance from any bank/financial Institution to acquire the Premises, it shall be the sole obligation and liability of the Allottee to repay and discharge the loan amount and all sums including but not limited to interest, penalties and charges thereon. However, if there is any

delay, in payment to the Promoter of any instalment of the Consideration, by such bank/financial institution, the same shall be construed a breach and default by the Allottee of this Agreement and the consequences of breach as envisaged in this Agreement shall follow.

19. ALLOTTEE'S COVENANTS

19.1. The Allottee, with the intention to bring all persons into whosoever's hands the Apartment may come, hereby covenants with the Promoter as follows:-

- (a) To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the Possession Date and shall not do or suffer to be done anything in or to the said Wing/Building which may be against the rules, regulations or bye-laws of the Organization of the said Wing/Building or change/alter or make an addition in/to the Apartment or any part thereof and/or the said Wing/Building, without the consent of the local authorities, if required;
- (b) 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 said Wing/Building 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 said Wing/Building, including entrances of the said Wing/Shopping Building and in case any damage is caused to the Apartment and/or the said Wing/Building on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach;
- (c) To carry out at his/her/their own cost all internal repairs to the 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/to the Apartment or the said Wing which may be contrary to the bye-laws of the Organization or the rules and regulations of the concerned 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 authority;
- (d) 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 said Wing 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 said Wing 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 Organization;

- (e) Not to carry out/undertake any such acts that shall result in any defect/s in the Apartment or Wing or any other structure forming part of the Project and in the eventuality of any such situation arising, the Promoter shall be absolved from its obligation relating to remedying any defects during the defect liability period and the Allottee shall alone be responsible for the same and towards the other aggrieved allottees in the Project.
- (f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Wing/Building and/or the Project Land or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound of the said Wing/Building or on the Project Land;
- (h) Pay to the Promoter within 30 (thirty) days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned Authority or giving water, electricity for any other service connection to the said Wing/Building;
- (i) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Authority, on account of change of user of the Apartment by the Allottee to any purposes other than for purpose for which it is sold;
- (j) The Allottee shall observe and perform all the rules and regulations which Organization 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 Wing/Building and the Apartment/Unit therein and for the observance and performance of the building rules, regulations and bye-laws. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Organization regarding the occupation and use of the Apartment and the Common Areas and Amenities for the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

- (k) Promoter's right of way in any of the Wing/Building/Project Land shall be strictly covered and protected till the entire project is completed after utilising of FSI and till the time the construction of the last Wing/Building alongwith amenities is completed. 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 Wing/Building or any part thereof to view and examine its state and condition and to pass through the Project Land for enabling smooth development and completion of the Project and the Common Areas and Amenities of the Project;

20. PROMOTER TO MAINTAIN SEPARATE ACCOUNT

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, towards the outgoings, legal charges and other charges and shall utilize the amounts only for the purposes for which they have been received.

21. CONSENT FOR MORTGAGE

The Allottee hereby gives his/her/their express consent to the Promoter to raise any loan against the security by mortgage of the whole or part of the Project Land, the under construction/constructed Wings in the Project, the under construction/constructed apartments in the Wings and to mortgage the same with any bank/s, financial institutions or any other party. This consent is an express understanding that any such loan liability shall be cleared by the Promoter at their expense before the Project has been handed over to the Organization.

22. CREATION OF THIRD PARTY RIGHTS

22.1 BY THE PROMOTER:

After the Promoter executes this Agreement, the Promoter 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 in the said Apartment.

22.2 BY THE ALLOTTEE:

- (i) The Allottee shall be entitled to transfer his/her/their right under this Agreement to any person or party provided however the Allottee and the new Allottee shall jointly inform the Promoter in respect thereof with a clear covenant on the part of the new Allottee undertaking to adhere to the terms and conditions of this Agreement and also the bye laws of the Organisation. The Allottee shall be entitled to effect such transfer only if the Allottee has till then not defaulted in making any payments payable to the Promoter.
- (ii) However, the Allottee agree and undertake to cause the new Allottee to execute/register the deed, document, agreement or writing as may be requested by Promoter to record the transfer as mentioned hereinabove.
- (iii) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the transferor/transferee. The Allottee shall indemnify and keep indemnified the Promoter against any action, loss, damage or claim arising against Promoter for non-payment of such stamp duty and requisite charges.
- (iv) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to Promoter on the date of submission of the request application. The Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.

23. MISCELLANEOUS

23.1. Use of attached terrace– It is understood and agreed by and between the Parties hereto that the terraces attached to the Apartment, if any, are intended for the exclusive use of the respective Allottee/s. The terrace shall not be enclosed by the Allottee till the permission in writing is obtained from the concerned Authority and the Promoter or the Organization .

23.2. Electricity Deposit – If in case after handover of Project onto the Organization, there is any liability of installing additional transformer for proper electricity supply whether in the said Wing/Shopping Building or on the Project Land, the costs and expenses of the same shall be proportionately borne by the

Allottees of the Apartment in the said Wing/Building and shall be paid to the Promoter within 30 (thirty) days from such intimation.

23.3. Provision for separate water supply –

(a) The Promoter shall make necessary arrangements for providing water to the Wings/Building in the Project till the project is handed over. However, in case of non-availability of water or insufficient water supply from the PMC or any other Authority and if the necessary arrangement of water is required to be done from outside sources either through tankers or from any other source, then in such case the allottees shall bear all costs and expenses of water tankers (i.e. cost of transport and water) and the same will be part of common maintenance charges. The allottees or the Organization will have to pay the said cost of water supply as maintenance charges. The Promoter shall not be liable to pay any amount towards water charges or towards expenses for procuring water.

23.4. 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, the said Wing, the said Project Land, the said Project or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment and the Internal Apartment Amenities hereby agreed to be sold to him/her/them.

23.5. The Allottee confirms that the Allottee has visited and has physically seen the Project Land and is not entering into this Agreement solely on the basis of any advertisement, brochure or oral representation concerning the said Apartment or the said Wing.

23.6. The Allottee hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Apartment and the Project Land and has expressly understood the contents, terms and conditions of the same and the Allottee after being fully satisfied has entered into this Agreement and further agrees not to raise any objection in regard to the same.

23.7. For the purposes of this transaction, the details of the PAN of the Promoter and the Allottee are as follows:-

- (i) PROMOTER'S PAN – AAMCS4929H
- (ii) ALLOTTEE'S PAN - _____

24. WAIVER

24.1. No forbearance, indulgence, relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these

presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

- 24.2. Any delay tolerated or indulgence shown by 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 a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter .

25. 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 the Schedules and Annexures hereto along with the payments due as stipulated in the Payment Plan by the Allottee and secondly, appears for registration of this Agreement before the concerned Sub- Registrar as and when intimated by the Promoter. This Agreement shall have a binding obligation upon the Parties only upon the execution of registration of the same.

26. ENTIRE AGREEMENT

This Agreement, along with its Schedules and Annexures, 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, brochures, documents and/or arrangement entered into, executed and/or provided, whether oral or written between the Parties in regard to the said Apartment, said Wing/Building or the Project Land.

27. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee of

the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

28. 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 this Agreement shall be deemed to be amended or deleted in so far as they are 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.

29. 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 Allottees in the Project, the same shall be in proportion to what the Carpet Area of the Apartment bears to the total Carpet Area of all the other apartments in the said Wing.

30. FURTHER ASSURANCES

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.

31. NOTICES

31.1. 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 or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee

(Allottee Address)

Notified Email ID: _____

Name of Promoter : SNOWFLOWER PROPERTIES PVT. LTD.

CITY POINT, 2ND FLOOR, 17 BOAT CLUB ROAD, PUNE 411 001

Notified Email ID: service@koltepatil.com

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

31.3. 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/them which shall for all intents and purposes to consider as properly served on all the Allottees.

32. INDEMNITY

The Allottee hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee is liable to pay under this Agreement and to indemnify and keep indemnified the Promoter and its agents and representatives, at all times against any expenditure, loss or expense arising from any claim, damages, claims, suits, proceedings, expenses, charges that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorised alteration, repairs or wrongful use etc. to the said Premises, including the amount expended on litigation in enforcing rights herein and/or on account of or occasioned by any accident or injury to the Allottee or his/her/their representatives or any person/s visiting the Allottee or his/her/their family, guests or visitors or staff, or all persons claiming through or under the Allottee, before or after taking possession of the said Premises and during the occupation, use and enjoyment of the said Wing, the Project Land and the Common Areas and Amenities.

33. GOVERNING LAW

The rights and obligations of the Parties under this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune Courts will have the jurisdiction for this Agreement.

34. JURISDICTION

The appropriate Authority/Courts at Pune, as applicable, will have jurisdiction in the matter.

35. STAMP DUTY AND REGISTRATION CHARGES

- 35.1. The full ad-valorem stamp duty in accordance with the Maharashtra Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Allottee alone in full.
- 35.2. The Allottee shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.
- 35.3. If the Allottee 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 a period of 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.

FIRST SCHEDULE
(Larger Land)

All that piece and parcel of vacant lands lying, being and situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation and bearing following particulars:

SR. NO.	S. NO.	AREA AS PER 7/12 EXTRACT SQ. MTRS.	AREA OWNED BY M/S. JAIRAJ DEVELOPERS Unit-11 SQ. MTRS.
1.	43/1B/44/45/2 (Amenity Space)	4357.64	4357.64
2.	43/1B/44/45/4 (D.P. Road)	23763.10	23763.10
3.	43/1B/44/45/5 (Open Space)	15440.75	9840.75
4.	43/1B/44/45/6 (Internal Road)	3278.33	3278.33
5.	43/1B/44/45/7 (Transformer Area)	605	605
6.	43/1B/44/45/A (Plot A)	128143.96	77743.96 (as per present 7/12 extract area is 72143.96 sq.mtrs. which on correction shall be 77743.96 sq.mtrs.)
7.	43/1B/44/45/B (Plot B)	5695.22	5695.22
	TOTAL		125284

together with right to use, enjoy Easement Right and all other appurtenances thereto and also together with right to use and enjoy all present and future benefits of the said land in any form/kind such as FSI, TDR etc.,

SECOND SCHEDULE

Project Land

All that pieces and parcels of the Property admeasuring 56300 sq.mtrs. out of S. No. 43/1B/44/45/A Plot 'A' (part) and S. No. 43/1B/44/45/B (part) out of sanctioned layout of S. Nos. 43 parts, 44/1 part & 45 collectively admeasuring 1,25,284 sq. mtrs. (which is shown on the plan annexed hereto by 'Red' colour boundary line), lying, being and situated at Village

Kondhwa Budruk, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation, Pune, and which is shown on the plan annexed.

THIRD SCHEDULE

All that piece and parcel of the property that is Apartment bearing **No.** _____ on the _____ **floor** in the **Wing “___”** having carpet area admeasuring _____ **sq. mtrs.** and exclusive right to use _____ covered parking space/ _____ open car parking space to be allotted/affirmed by the Organization. Other areas which are beyond the Carpet Area consisting of 1] Enclosed balcony admeasuring _____ **sq. mtrs.** and 2] attached terrace admeasuring _____ **sq. mtrs.** in the project known as **“THREE JEWELS”** which is being constructed on the property described in Schedule “B” written hereinabove, and which is shown on the plan annexed hereto by red colour boundary line, and also together with right to enjoy common amenities of the wing as decided and declared by the Promoter.

FOURTH SCHEDULE **PAYMENT SCHEDULE**

Payment schedule as per the terms agreed and finalised

(i) Rs. _____/- Earnest money to be paid on or before execution of this Agreement;

(ii) Rs. _____/-

(iii) Rs. _____/-

(iv) Rs. _____/-

Rs. _____/-

Total Consideration

RECEIPT

RECEIVED from the Allottee a total sum of Rs. _____/- (Rupees _____ only) being the Earnest Money Deposit/booking amount payable by the Allottee to us on or before the execution of these presents in respect of sale of the said Apartment.

WE SAY RECEIVED
FOR SNOWFLOWER PROPERTIES PRIVATE LIMITED

(Authorized Signatory)

IN WITNESS WHEREOF parties hereto have set and subscribed their respective hand and seal on the day and year first hereinabove mentioned.(Agreement)

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED **PROMOTER**
SNOWFLOWER PROPERTIES PVT. LTD.

Through its Authorized Signatory
Mr. Nelson Misquith

PROMOTER

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED **ALLOTTEE/S**

1. MR. _____

2. MRS. _____

ALLOTTEE/S

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED
THE CONSENTING PARTY
M/S. JAIRAJ DEVELOPERS UNIT 11
through its Power of Attorney
Holder - SNOWFLOWER PROPERTIES PVT. LTD.
Through its Adeveloperuthorized Signatory
Mr. Nelson Misquith

CONSENTING PARTY

WITNESSES:

1)

2)

ANNEXURE A

(Plan relating to the Project Land)

ANNEXURE B

(Commencement Certificate :

No. CC/1416/14 dated 06/08/2014

No. CC/0545/15 dated 22/05/2015

No. CC/4436/15 dated 31/03/2016

ANNEXURE C

NA Order

No. PMH/NA/SR/297/2007 dated 18/06/2007

No. PMH/NA/SR/759/2014 dated 02/02/2015

ANNEXURE D

(Sanctions in respect of the Project)

ANNEXURE D

(Sanctions in respect of the Project)

Commencement Certificates	CC/469/06 dated 28/3/2007, CC/4636/06 dated 28/3/2007, CC/4637/06 dated 28/3/2007, CC/4638/06 dated 28/3/2007, CC/4641/06 dated 28/3/2007, CC/3182/09 dated 11/1/2010, CC/0155/10 dated 17/4/2010, CC/3363/10 dated 29/12/2010, CC/3589/13 dated 28/1/2014, CC/0825/2014 dated 19/06/2014, CC/1416/2014 dated 06/08/2014, CC/0545/2015 dated 22/05/2015 and CC/4436/15 dated 31/3/2016
N.A. ORDER	PMH/NA/SR/297/2007 DATED : 18/06/2007 & PMH/NA/SR/759/2014 DATED : 02.02.2015
COMPLETION CERTIFICATE	OCC/2044/16 DATED 30/03/2017
E.C.	SEAC-III-2014/C.R.127/TC-3 DATED : 01/04/2015

ANNEXURE E

Completion Certificate

No. OCC/2044/16 DATED 30/03/2017

ANNEXURE F & G

(Search and Title Report dated 23/09/2013 & 21/10/2015)

ANNEXURE H

(Copies of the 7/12 Extracts)

ANNEXURE I

(Typical Floor Plan of the Apartment)

ANNEXURE J

COMMON AREAS FOR RESIDENTIAL WINGS

- Entry and exit gates.
- Internal entry to prayer hall.
- Hydropneumatic pumping system
- Organic waste converter.
- Rain water harvesting.
- Solar water heating system.
- Internal area and pathways, driveways street lights.
- Compound wall and fence.
- Plantation
- Common electrical earthing.
- Common electrical metering.
- Accessible roof top terraces.

COMMON AREA FOR COMMERCIAL BUILDING

- One ladies and one gents toilet block near shop number one.
- Front open margin of shops towards 18 m wide DP roads for visitors park.

COMMON AREA FOR RESIDENTIAL WINGS & COMMERCIAL BUILDING

- Sewage treatment plant.
- Internal transformers control panels, generator and changeover panel.
- Fire Fighting System
- Underground water tank with firefighting system & pumps.

COMMON AMENITIES (FOR RESIDENTIAL WINGS)

- Entrance Plaza

- Ganesh Sculpture
- Skating Rink
- Outdoor Exercise Plaza
- Basketball Court
- Tennis Court
- Seating Plaza
- Seating with Pergola above
- Walking Trail
- Sloping Lawn
- Party Lawn
- Amphitheatre
- Toddlers Play Area
- Children's play Area
- Lawn Mound
- Adventure Sports Area
- Climbing Wall
- Aroma Garden
- Lawn Amphitheatre
- Stage
- Club House Entrance
- Club House
- Community Lawn
- Senior Citizens Plaza
- 2 Mtr. wide Walk Way
- Swimming Pool
- Kid's Pool
- Pool Deck with Pergola
- Prayer Hall
- Upashray
- Sit Out
- Covered Walk Way
- Shrub Bed
- Retail Shopping

ANNEXURE K

INTERNAL SPECIFICATIONS

- LIVING ROOM
 - Vitrified Tiles
 - Gypsum plaster with OBD
- ATTACHED TERRACE
 - Antiskid ceramic tiles

- M.S. Railing
- MASTER BEDROOM
 - Vitrified Flooring
 - Laminated Door
 - Aluminum Windows
 - Gypsum Plaster with OBD
 - Granite window sills for windows
- MASTER TOILET
 - Antiskid ceramic tile flooring
 - Ceramic glazed tiles dado upto lintel level
 - Solar water connection
 - Jaguar or equivalent C.P. fittings with single level diverter.
 - Counter top for wash basin with hot and cold mixer
 - EWC with flush tank
- OTHER BEDROOMS
 - Vitrified Tiles
 - Laminated doors
 - Aluminum Windows
 - Gypsum Plaster with OBD
- KITCHEN
 - Vitrified Tiles
 - Granite platform
 - Anti-scratch S.S. sink
 - Ceramic/Glazed tiles above kitchen platform upto 2' height
- OTHER TOILET
 - Anti-skid ceramic flooring
 - Ceramic glazed tiles for dado upto 7 ft. height
 - Jaquar or equivalent CP fittings with hot and cold mixer in all toilets
 - EWC with flush tank
- ELECTRICAL
 - Concealed copper wiring
 - DG Back up for common areas
- OTHERS
 - Video Door Phone
 - Safety grill for window

ANNEXURE L

(Outgoings and Taxes)

Provisional Maintenance Charges Rs. _____ (Rupees

_____) for initial period of 24 months thereafter as demanded

by the Promoter/Organisation

- Individual electricity consumption as per meter reading.
- Individual property tax: As per PMC norms
- Stamp Duty & Registration Charges – As per Government norms.

- VAT/SERVICE TAX/GST: As per Government norms.
- Insurance charges – Payable to Promoter on call either before or after possession.