

ALLOTMENT LETTER

Date: _____

To,

_____ **(Allottee Name)**

_____ **(Address of Allottee)**

Dear Sir/Madam,

1. We are pleased to allot you **Apartment No.** _____ on the _____ **Floor** of the building known as '**FLAMINGO**' at Hiranandani Estate, Ghodbunder Road, Thane (W) 400607, having **Carpet Area** _____ **sq. mtrs**, equivalent to _____ **sq. ft.**, as per the definition under the Real Estate (Regulation and Development) Act 2016 **along with balcony area and enclosed balcony (if any) admeasuring** _____ **sq. mtrs. which is equivalent to** _____ **sq. ft. carpet area aggregating to** _____ **sq. mtrs. which is equivalent to** _____ **sq.ft. carpet area {(Carpet Area** _____ **sq. mtrs. equivalent to** _____ **sq. ft. as per the definition under the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963}, for total consideration of Rs.** _____ **/-** (Rupees _____ Only) including proportionate common areas and facilities appurtenant to the Apartment, hereinafter referred to as the **Said Apartment**, which shall be paid by you to us as follows:-

Sr.No.	DETAILS	AMOUNT (Percentage)
a)	Advance payment or Application fee	
b)	On completion of Plinth	
c)	On completion of slabs from 1 st to 30 th slab (0.833% each)	
d)	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the Said Apartment	
e)	On Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbies of the Said Apartment	
f)	On Completion of External Plumbing, External Plaster, Elevation, Terraces with Waterproofing of the building or wing in which the Said Apartment is located	

g)	On Completion of the lifts, Water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, pavings of the areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wing in which the Said Apartment is located.	
h)	On Possession after receiving Occupancy Certificate	
	TOTAL	100%

You shall on or before delivery of possession of the said Apartment pay to us/Promoters, the following amounts:-

- (i) Rs. 500/- (for Individual), Rs. 1000/- (for Non-Individual) towards share money, Rs. 100/- application entrance fee of the Society.
- (ii) Rs. _____/- for formation and registration of the Society and incidental charges.
- (iii) Rs. _____/- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) Rs. _____/- towards adhoc / provisional contribution towards outgoings of Society and/or Property Taxes.
- (v) Rs. _____/- towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vi) Rs. _____/- towards Legal charges
- (vii) Rs. _____/- towards Documentation charges
- (viii) Rs. _____/- towards Non-refundable cost for Club
- (ix) Rs. _____/- towards Club Maintenance Deposit
- (x) Rs. _____/- provisional amount towards the deposit/ premium/charges/expenses for procuring and using electric, water, drainage, sewerage connections etc., will be extra and payable at the time of possession.
- (xi) Rs. _____/- on or before taking possession of the said Apartment, to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities, which the Promoters are providing in Hiranandani Estate.

The non-refundable club house cost quoted as aforesaid are/shall be over and above the maintenance and usage charges for the club house i.e. there will be separate charges for usage as well as maintenance and management of the club house.

You confirm that you are made well aware that the construction of building/s within the 'Skylark Enclave' shall be done in a phase wise manner and an exclusive Club House is proposed to be provided by the Promoter with Gym and small Swimming Pool facilities for all the building/s within the Skylark Enclave. The construction of the said proposed Club House, subject to its approval by the Thane Municipal Corporation is proposed to commence as per revised / amended sanction plans, only during the last phase of 'Skylark Enclave' and the said proposed Club House may be ready for use only after completion of the last building in the 'Skylark Enclave'. The last phase of the Skylark Enclave is proposed to start after the demolition of the existing structure of the Sales Gallery.

In the event of the said proposed club house not getting approved by Thane Municipal Corporation even after the completion of the last Phase, the Promoter shall Refund to you, an amount of Rs. _____/- and Club Maintenance Deposit of Rs. _____/- which is collected against the said proposed Club Cost from you.

2. We have informed you and you are aware that –

- (i) We are constructing / have constructed the Said Building **“FLAMINGO”**, **hereinafter referred to as the Said Building** as a part of phase-wise development of larger lands forming part of Hiranandani Estate, which is being developed on layout development basis in phase-wise manner for last several years.
- (ii) The Said Building **“PELICAN”** is presently approved as Lower Basement (Pt) + Upper Basement (Pt) + Stilt + 25 floors by the concerned authorities, and is proposed to be Basement + Ground/Stilt + 29 floors. We are in the process of getting the amended permissions from the concerned authorities. The construction of the Said Building will be in accordance with the plans as approved by the concerned authorities and you confirm having agreed and consented to the same. The aforementioned payment schedule for the slab

instalment payments has been calculated taking into account the sanction of the additional floors.

- (iii) Charges on monthly basis will be extra, as applicable for usage, maintenance and the operation of the Club to be paid to the Promoters or to the Society of the Allottee/s.

3. The Agreement for Sale of the Said Apartment, containing the detailed terms and conditions for the sale of the Said Apartment has shown to you and has been approved by you and agreed upon between us, which will be executed immediately by you on payment of ten per cent of the total consideration of the said Apartment. In the event of your not coming forward to execute and register Agreement within a stipulated period of 30 days, then we are entitled to sell / allot the said Apartment to any third person without taking any prior consent from you. In such event, we will be entitled to deduct there from 10% of the total Consideration. In such event, you will not be entitled to make any claim of whatsoever nature to the said Apartment.
4. Stamp duty & registration charges on Agreement for Sale of the Said Apartment shall be borne by you alone.
5. You have confirmed that this Letter of Allotment supersedes previous writing/s and document/s, if any, exchanged / executed between us in respect of this Transaction and that only this Letter of Allotment constitutes the entire understanding / agreement arrived at between the parties hereto for sale of the Said Apartment.
6. Please note that each of the aforesaid installments are to be paid by you as stipulated in demand notice/s which shall be sent to you, by email and at your above mentioned address. The notice issued to you as aforesaid, shall be deemed to be a good service upon you. The time stipulated in the demand notice/s shall be the essence of the Contract in this behalf. In the event of non-payment of any of the installments as per the demand notice/s, then at the end of such notice period, we shall be entitled to terminate the Agreement on giving 15 days notice and shall be at liberty to dispose off and sell the premises to any other person.
7. Any communication, including notices for intimation for completion of work, demand notices and any other communication pertaining to the Said Apartment, will be forwarded to your E-mail ID as given by you. i.e. _____ and your above mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.

8. Without prejudice to our right of termination as aforesaid, you shall be liable to pay monthly compoundable 12% interest from the date the amount become due till payment to us on all such delayed payments.
9. The amount/s paid by you to us shall be appropriated firstly towards taxes payable by you, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.
10. Please note that any liability arising out of GST provision, including all increase and/or addition/s thereon or any other taxes as may be applicable from time to time in respect of this Allotment / transaction mentioned herein, shall be borne and paid by you alone. Incase the Allottee/s have defaulted to make the aforesaid payment towards taxes to the concerned authorities and the Promoters have paid on behalf of the Allottee/s, then the Promoter is entitled to recover the same with interest and have the right to debit towards the Said Apartment consideration received / receivable.
11. We have informed you and you are aware that as per Finance Act of 2013, TDS is applicable on transfer of immovable property, wherein the consideration of the property exceeds or is equal to Rs. 50 Lakhs. Section 194 IA of the Income Tax Act, 1961 for all such transactions with effect from June 1, 2013, Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration and submit copy of challans to us.
12. TDS certificate in Form 16B is required to be issued by you as a final confirmation of credit to Roma Builders Pvt. Ltd., in respect of the taxes deducted and deposited into the Government Account.
Roma Builders Pvt. Ltd. - PAN No.: AAACR7605K
13. This Project has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no. _____.

Yours faithfully,

For ROMA BUILDERS PVT. LTD.

I/We Confirm

DIRECTOR

DRAFT

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai/Thane this ____ day of _____ in the Christian Year Two Thousand _____ BY AND **BETWEEN ROMA BUILDERS PVT. LTD.**, CIN: U70100MH1991PTC063439 a Company incorporated under the provisions of the Companies Act, 1956, and having its Registered office at - 514, Dalamal Towers, Nariman Point, Mumbai-400 021, hereinafter referred to as the **"PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and permitted assigns) of the **ONE PART**;

AND

MR./MRS./MESSRS. _____

_____, having PAN: _____, hereinafter referred to as the **"ALLOTTEE/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns, in case of firm, its partners from time to time and his/her/their respective heirs executors and administrators of such survivor and in case of Company/LLP, its successors in interest and permitted assigns) of the **OTHER PART**;

WHEREAS Smt. Gulabbai Pukhraj Jain and others (hereinafter referred to as the said **Owners**) at all material times were seized and possessed of or otherwise well and sufficiently entitled as owners to pieces and parcels of land or ground situate, lying and being at Mauje Kolshet, Taluka and District Thane and within the limit of Thane Municipal Corporation and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the said **Larger Lands**);

AND WHEREAS by the Development Agreement dated 05.12.2001 with the Promoter the said Owners agreed, to grant development rights to the Promoter in respect of the said **Larger Lands** for the consideration and on the terms and conditions as contained therein;

AND WHEREAS by an under Development Agreement dated 16.04.1998 executed by Smt. Mathurabai Gana Tare and others have granted Development Rights in respect of Survey/Hissa Nos. 163/2 and 276 out of the larger lands for consideration and on terms and conditions recorded therein in favor of the Promoter.

AND WHEREAS by an under Development Agreement dated 05.05.2003 executed by Babulal Dalichand Jain and others and have granted Development Rights in respect of the larger lands for consideration and on terms and conditions recorded therein in favor of the Promoter.

AND WHEREAS the Deputy Collector and Competent Authority Thane Urban Agglomeration, and 8 kms. peripheral area to Greater Bombay Agglomeration by his order under Section 8 (4) of the Urban Land (Ceiling and Regulation) Act 1976, (since repealed) (hereinafter referred to as the said Act) allowed and permitted to the said **Owners** to hold 2500.00 sq.mtrs. out of Survey/Hissa No. 163/2 of the said **Larger Lands** vide his order bearing No. ULC/TA/T-3/Kolshet/SR-195 dated /12/2001.

AND WHEREAS Additional Collector and Competent Authority (Urban Land Ceiling) Thane Urban Agglomeration allowed and permitted the said **Owners** to hold 19696.00 sq.mtrs.

surplus land out of the said **Larger Lands** described in the **First Schedule** hereunder written and exempting them from the provisions of Chapter III of the said Act, under section 20, as contained in the order bearing No. ULC/TA/W.S.H.S.20/Special Dispension Scheme/SR-1187 dated 05.04.2002.

AND WHEREAS the Collector Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 vide it's Order bearing No. Rev/D-1/T-1/NAP/SR 107/2003 dated 17.09.2003 granted permission for non-agricultural use to the residential purposes interalia, in respect of Survey/Hissa nos 163/2 and 276 out of the said larger **lands**.

AND WHEREAS in pursuance of the aforesaid agreement the said **Owners** have handed over vacant possession of the **said Larger Lands** to the **Promoter** with right to deal with, to develop and to sell flats and other premises constructed thereon as the **Promoter** and/or their nominees/assignees may deem fit; and to enter into Agreement/s with the purchaser/s of the flat to receive the sale price in respect thereof;

AND WHEREAS the Thane Municipal Corporation vide V. P. No. 91140/2D/TMC/TDD/268 dated 31.03.2016 granted amended Development Permission/ Commencement Certificate to the **Promoter** for construction of residential buildings on the land more particularly described **Firstly in the Second Schedule** hereunder written and the copy of the Amended Development Permission and Commencement Certificate is annexed hereto marked with **ANNEXURE 'A'**;

AND WHEREAS Sharmistha Mukerjee – Shinde, the Architect of the Promoter has issued the Certificate dated 19.07.2017 stating that the Residential Building being "**FLAMINGO**" (**Building No. 59**) in the project known as 'SKYLARK ENCLAVE', situated at 'HIRANANDANI ESTATE' behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane, (hereinafter referred to as the said building) and being referred in the above mentioned amended Commencement Certificate dated 31.03.2016 is being constructed on the portion of area

admeasuring 558.63 sq. mtrs. as per approved plan and 562.49 sq. mtrs. as per proposed future development (hereinafter referred to as the Project Land) more particularly described Thirdly of the **Second Schedule** hereunder written out of the land more particularly described Secondly in the Second Schedule hereunder written (hereinafter referred to as the said property). The authenticated copy of the Architect's Certificate is annexed hereto marked with **ANNEXURE 'B'**;

AND WHEREAS Sharmistha Mukerjee – Shinde, the Architect of the Promoter has issued the Certificate of Percentage of Completion of Construction Work of the said building dated 20.07.2017, along with Table C, disclosures with respect to the said building and the layout stating therein that due to change in layout interalia of the said building from 4 to 3 buildings, changes in the floors of the said building to be revised/proposed from 25 floors to 29 floors, also stating change in parking requirements, change in number of basements, extent of basement and extent of podium. Also the proposed club-house in the layout will be revised alongwith other changes/amendments as proposed therein and the Allottee/s has agreed to purchase the said Apartment based on the proposed construction/amendments as mentioned therein. A proposed layout plan interalia of the said building specifying the aforesaid proposed changes/amendment which will be approved/sanctioned from the Municipal Authority will be uploaded on the Authority's website.

AND WHEREAS the Promoter is/are entitled to allot and sell Apartments, garages, and covered parking spaces in the Building '**FLAMINGO**', having Lower Basement (Pt) + Upper Basement (Pt) + Stilt + 25 Floors (as per approval) and Basement + Ground/Stilt + 29 floors (as per proposed future development), hereinafter referred to as 'the said Building' being constructed on the Project Land, as per the amended Development Permission/Commencement Certificate dated 31.03.2016, issued by the Executive Engineer, Town Development Department, Municipal Corporation of the City of Thane. The authenticated copies of the plans and Commencement Certificate as aforesaid are being uploaded on the website of the Authority;

AND WHEREAS the revenue record i.e. 7/12 Extract in respect of the said property stand in the names of the **said Owners** and the authenticated copy of the said 7/12 Extract is annexed hereto and marked as **Annexure 'C'**;

AND WHEREAS the title of the **said Owners** together with the Promoter to the said property has been certified by S. M. Karnik and Ajay S. Yadav Advocates, and the copy of the same is annexed hereto and marked as **Annexure 'D'**;

AND WHEREAS the Promoter has/have agreed to sell and the Allottee/s has/have agreed to purchase an Apartment No. _____ on _____ floor of the said Building, admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with balcony area and enclosed balcony (if any) admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. carpet area totaling to _____ sq. mtrs. which is equivalent to _____ sq.ft. carpet area {and _____ sq.mtrs. equivalent to _____ sq.ft. (carpet area) as per the definition under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, management and transfer) Act, 1963} (hereinafter referred to as the said "MOFA") hereinafter referred to as "the said Apartment", along with the benefit to use Covered/Mechanised Car Parking/s (if applicable), for the consideration and on the terms and conditions hereinafter appearing;

AND WHEREAS the Promoter have registered the Project under the provisions of the said Act and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no. _____ authenticated copy is attached in **Annexure 'E'**;

AND WHEREAS the Promoter have appointed a Structural Engineer for the preparation of the structural design and drawings of the said building and the Promoter accept the

professional supervision of the Architect and the Structural Engineer till the completion of the said building;

AND WHEREAS by virtue of the Development Agreements/Power of Attorneys and aforesaid documents, the Promoter alone have sole and exclusive right to sell the Apartment and other Apartments in the said Building and to enter into agreement/s with the Allottee/s and to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, and the Promoter have given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications provided by the Promoter' Architect Ms. Sharmistha Mukerjee – Shinde and of such other documents as are specified under the Said Act and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or Advocates of the Promoter, authenticated copies of 7/12 extract showing the nature of the title of the said Owners and the Promoter to the Project Land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'C'** respectively;

AND WHEREAS the authenticated copies of the plan of the Apartment agreed to be purchased by the Allottee/s, annexed as **Annexure 'F'**;

AND WHEREAS the Promoter has got some of approvals from the concerned planning authority of Thane Municipal Corporation to the plans, the specifications, elevations, sections and of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate of the said Building;

AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the said Building and upon due observance and performance of which only the occupation certificate in respect of the said Building shall be granted by the concerned planning authority of Thane Municipal Corporation;

AND WHEREAS the Promoter has/have accordingly commenced the construction work of the said building in accordance with the said sanctioned / proposed plans;

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

AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. _____ (Rupees _____)

only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter does hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment and the garage/covered parking (if applicable).

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

1. The **Promoter** shall construct the said building consisting of Lower Basement (Pt) + Upper Basement (Pt)+ Stilt+25 Floors (as per approval) and Basement + Ground/Stilt + 29 floors (as per proposed future development) on the portion (project land) out of the said property in accordance with the plans, designs and specifications as approved by the concerned local planning authority of the Thane Municipal Corporation from time to time. The Allottee/s confirms that the Promoter has/have informed him/her/them that the said building is proposed upto 29 floors and some changes/amendment are proposed in the layout interalia of the said building as disclosed hereinabove for which the Promoter is in process to submit necessary amendments.

1(a) The Allottee/s hereby agrees to purchase from the **Promoter** and the Promoter hereby agree to sell to the Allottee/s Apartment No. _____ on _____ floor, of carpet area admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with balcony area and enclosed balcony (if any) admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. carpet area totaling to _____ sq. mtrs. which is equivalent to _____ sq.ft. carpet area (and _____ sq.mtrs. equivalent to _____ sq.ft. (carpet area) as per the definition under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, management and transfer) Act, 1963} (hereinafter referred to as "the said Apartment") in the building being known as "**FLAMINGO**" as shown in the Floor plan thereof hereto annexed and marked **Annexure 'F'** along with the benefits to use _____ Covered/Mechanized Car Parking/s (if applicable), for the consideration of Rs. _____ including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** hereunder written.

1(b) The Allottee/s has paid on or before execution of this agreement a sum of Rs _____/- (Rupees _____only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of purchase consideration of Rs. _____/- (Rupees _____ Only) in the following manner:-

As per Letter of Allotment dated _____

Sr. No.	DETAILS	AMOUNT (Percentage)
a)	On or before (including advance payment or application fee) _____	
b)	On Completion of Plinth	
c)	On completion of slabs from 1 st to 30 th slab (0.833% each)	
d)	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Apartment	
e)	On Completion of Sanitary Fittings, Staircases, Lift Wells, Lobbies of the said Apartment	
f)	On Completion of External Plumbing, External Plaster, Elevation, Terraces with Waterproofing of the Building or Wing in which the said Apartment is located.	
g)	On Completion of the lifts, Water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, pavings of the areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said Apartment is located.	
h)	On Possession after receiving Occupancy Certificate	
	TOTAL	100%

The aforesaid consideration amounts shall be subject to deduction of 1% TDS.

1(c) The Total Prices above excludes taxes payable by the Allottee/s consisting of tax by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project upto the date of handing over the possession of the said Apartment.

1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottee/s 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/s, which shall only be applicable on subsequent payments.

1(e) At the time of handing over the possession of the said Apartment, the Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ 12% per annum for the period by which the respective installment has been preponed.

1(f) The Allottee/s shall pay all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoter will forward to the Allottee/s intimation of the Promoter having carried out the aforesaid work to the E-mail ID and at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of installments as per such intimation by e-mail or by courier at the address of the Allottee/s as given in these presents. The Allottee/s, in case of delay or default, shall be liable to pay to the Promoter monthly compounded interest on amount due at 12% p.a. till the amount is paid to the Promoter.

1(g) The Allottee/s doth hereby confirm that, from the date of entering into this Agreement, it shall be the obligation of the Allottee/s to bear and pay any additional development charges for layout conditions and fulfillment thereof and the same shall be borne and paid by the Allottee/s along with the other Allottee/s in the said Building and Promoter shall not be responsible or liable to pay the same.

1(h) The Promoter confirms that it is developing the Project Land with the use of Balance Floor Space Index ("FSI"), Additional FSI, Fungible FSI and Transferable Development Rights ("TDR") in accordance with the plans proposed/sanctioned by the concerned planning authority of Thane Municipal Corporation.

1(i) The Allottee/s shall be liable to pay to the Promoter, Service Tax, VAT and GST and/or any other taxes, charges etc. applicable to the allotment / sale of the Said Apartment payable to the Government / Semi Government Authorities and all authorities, including Central Government, State Government, Thane Municipal Corporation, etc. The Allottee/s shall also be liable to pay along with the consideration value, additional charges as contained in Clause 1(c) hereinabove. In case the Allottee/s have defaulted to make the aforesaid payment towards taxes to the concerned authorities, and the Promoter has paid on behalf of the Allottee/s, then Promoter is entitled to recover the same with interest and have the right to debit towards the Apartment consideration received/receivable.

1(j) The amount/s paid by the Allottee/s to the Promoter shall be appropriated firstly towards taxes payable by him/her, then towards interest payable for all outstanding installments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.

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

Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agree/s to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupation certificate in respect of the Apartment.

2.2 Time is of essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the association of the Allottee/s after receiving the occupancy certificate. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(b) hereinabove. ("Payment Plan").

3. The Promoter hereby declare/s that the Floor Space Index available as on date in respect of the Project is **7899.13** square meters as per approved plan and **9502.40** square meters as per proposed future development. The Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has/have disclosed their intention to use any proposed F.S.I. in form of T.D.R and/or balance plot potential becoming available on the project land shall be utilized by the Promoter in the said Project and Allottee/s has agreed to purchase the said Apartment based on the proposed construction to be

carried out by the Promoter by utilizing the proposed FSI and on the understanding that the entire FSI shall belong to Promoter only.

4. If the Promoter fail to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agree, subject to what has been stated in clause (7) hereunder, to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the amounts delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.
5. Without prejudice to rights of Promoter to charge the interest in terms of sub clause 1(f) hereinabove on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the email address provided by the Allottee/s, 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. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement and in such event the Allottee/s shall be liable to pay 25% of the total consideration for purchase of the Apartment to the Promoter as liquidated damages.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.

6. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Building and the Apartment are set out in **Annexure 'G'** annexed hereto.

7. The Promoter shall give possession of the Apartment to the Allottee/s on or before ____ day of _____ 20____, provided the Promoter has received the full purchase price of the Said Apartment and other amounts payable by the Allottee/s to the Promoter under these presents and provided the construction of the said Building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and, no act of God, Civil Commotion, Riot, War or any notice, Order, Rule, Notification of the Government and/or any other Public Body and/or Competent Authority and/or any order of Court / Tribunal / Forum and/or any reasons and/or circumstances beyond control of the Promoter, has/have disturbed the construction schedule of the Said Building and there is no delay in issue of Occupation Certificate by the Thane Municipal Corporation and/or Planning Authority and circumstances beyond the control of the Promoter. If the Promoter for any of the aforesaid reasons beyond the control of the Promoter is/are unable to give possession of the Said Apartment by the date stipulated hereinabove, the Promoter shall be entitled to proportionate extension of time for handing over possession of the said Apartment. It is specifically agreed by the Allottee/s that, during such proportionate extension period, Allottee/s shall not be entitled to and shall not be allowed to cancel this Agreement and/or claim any interest. If the Promoter fails or neglects to give possession of the

Apartment to the Allottee/s even after the period so extended because of any of the aforesaid reasons, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by it in respect of the Apartment along with interest at the rate of 12% per annum. It is agreed that upon refund of the said amount with interest as aforesaid, the Allottee/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or in respect of the Said Apartment and/or Said Building or Project Land in any manner whatsoever and the Promoter shall be entitled to deal with and dispose of the Said Apartment to any person or party as the Promoter may desire.

8. The Allottee/s hereby agrees that in the event of any amount being levied by way of premium and other charges, betterment charges and/or development tax, security deposit, charges for the purpose of giving water connection, drainage connection and electricity connection / payable to the Thane Municipal Corporation and/or to State Government, M.S.E.D.C.L. or any private electricity provider, other taxes and/or payments of a similar nature becoming payable by the Promoter, the same shall be paid by the Allottee/s to the Promoter in proportion to the area of the Said Apartment. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Allottee/s may be called upon to pay by the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cable, electric substation (if any) making and maintaining of Internal Roads and access to the Project Land, drainage layout and all other facilities till the charge of the Project Land is handed over to the Society / Organization of the Allottee/s of the Apartment in the Project Land.
9. In the interest of the Allottee/s as per statutory requirement Centralized/Individual Sewage Treatment Plant (STP) shall be operated and managed by the Promoter and/or an agency appointed by the Promoter /Proposed Society of the Allottee/s /Federation/Apex body of the Societies. The said STP will supply treated water to the

building/s, on the Scheduled times, depending upon the availability of the said water. The usage of such treated water will be measured by water meter and the said agency/Promoter shall charge and claim the cost from individual Allottee/s, the organization of the Allottee/s per month as per the consumption and accordingly the Allottee/s / Organisation / Society of Allottee/s will mandatorily abide to pay those charges when claimed, also that Allottee/s and as and when co-operative housing Society shall be formed for a building or the Apex Body / Federation of all the Societies of the buildings to be constructed on the said property, the Allottee/s / Society / Organisation of Allottee/s / Apex Body needs to share proportionate operation and maintenance cost of the said STP irrespective of the case whether the treated water is used or not by the Allottee/s and/or the Society / Organisation of the Allottee/s and the Allottee/s and/or the Society / Organisation of the Allottee/s shall abide by the same and pay the said charges as and when demanded by the Promoter / Agency.

10. Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoter and the Allottee/s, that the Promoter shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas forming part of the said Larger Lands as properly as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Promoter may deem fit and the Promoter will be entitled *inter alia* to construct Recreation Centre, Health Club, Club House, Hotel and carry on such other activity or activities as the Promoter may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received there from including from the day to day business thereof shall be that of the Promoter alone exclusively and the Allottee/s shall have no right thereto either in his individual capacity or through the Organisation of the Apartment of Allottee/s. The Allottee/s doth hereby declare and confirm for the sake of clarity that the ownership of all such area or areas and

construction by way of Recreation Centre, Health Club, Library or Club House or Hotel etc., shall belong to the Promoter alone exclusively and the Allottee/s shall have no right to the same in any manner whatsoever.

11. The Promoter reserve to itself the rights to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Larger Lands/ Layout and the common right of ways at all times, by day and night, for all purposes and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and development of the said property and the Layout and if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the, provided that the Promoter shall use their reasonable efforts to ensure that the Allottee/s's enjoyment of the Said Apartment is not adversely affected.
12. So long as each of the Apartment / Covered Parking Spaces in the Said Building is/are not separately assessed for municipal taxes and water taxes etc., the Allottee/s shall pay to the Promoter or to the Society when formed, a proportionate share of the municipal taxes and water taxes etc. assessed on the whole Building, such proportion to be determined by the Promoter on the basis of the area of each Apartment/covered parking (if applicable) in the Said Building. The Allottee/s along with the other Apartment holders will not require the Promoter to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartment which are not sold and disposed off by the Promoter. The Promoter will also be entitled to the refund of the Municipal Taxes on account of the vacancy of such Apartment.
13. The Allottee/s confirm/s that he/she/they/it has/have agreed that –
 - (a) All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/-) upto 3% in actual carpet areas may occur on account of site conditions.

In the event variation is more than 3%, the consideration will stand decreased or increased as the case may be, in proportion to such variation.

(b) In toilets the carpet areas will be inclusive of pali walls.

(c) That if any natural marble is used by the Promoter, there are going to be inherent imperfections which someone may view as 'defect'. These imperfections are inherent in natural marble.

14. At the time of registration of the conveyance of the structure of the Said Building, the Allottee/s shall pay to the Promoter the Allottee/s's share of stamp duty and registration charges payable, if any, by such Organisation on the conveyance or any document or Instrument of transfer in respect of the Building, to be executed in favour of such Organisation.

15. Provided it does not in any way affect or prejudice the rights of the Allottee/s in respect of the Said Apartment, the Promoter shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Layout Plot of the said property more particularly described **Firstly in the Second Schedule** hereunder written.

16. The Allottee/s and the person/s to whom the Said Apartment is permitted to be transferred with the written consent of the Promoter, shall (i) observe and perform all the provisions of the Bye-laws and/or the rules and regulations of Organisation when formed and/or all the provision of the Memorandum and Articles of Association of such Organisation and the additions, alterations or amendments thereof for the observance and carrying out the building Rules and Regulations and the Bye-laws for the time being of the Thane Municipal Corporation and other local and/or Public Bodies. (ii) observe and perform all stipulations and conditions laid down by Organisation regarding the

occupation and use of the Said Apartment and shall pay and contribute regularly and punctually towards rates, cesses, taxes, expenses and all other outgoings.

17. It is agreed between the Promoter and the Allottee/s that after the notice in writing is given by the Promoter to the Allottee/s that the Said Apartment is ready for use and occupation, the Allottee/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the Said Apartment) as determined by the Promoter of all outgoings in respect of the Project Land and the Building, including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges, common lights, repairs, salaries of clerks, Bill Collector's Charges, Chowkidar and Sweeper Charges, maintenance charges and all other expenses necessary and incidental to the administration, Management and maintenance of the Project Land and the Said Building including those mentioned in the **Fifth Schedule** hereunder written and until the management of said Building is transferred to the Organisation of the Allottee/s, the Allottee/s shall pay to the Promoter the proportionate share of outgoings as may be determined by the Promoter.
18. The stamp duty and registration charges incidental to this Agreement shall be borne and paid by the Allottee/s alone. The Allottee/s shall immediately after the execution of this Agreement not later than 7 days from the date of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoter the number under which and the day on which the same is registered, sufficiently in advance to enable the Promoter within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Allottee/s.
19. The Promoter shall always have a right to get the benefit of additional F.S.I., Fungible F.S.I., T.D.R and/or any additional development rights that they may be entitled to in

future for construction on the Said property from Thane Municipal Corporation ("TMC"), amend Layout and also to put up additional structures / buildings as may be permitted by the Thane Municipal Corporation and other competent authorities; such structures / buildings will be the sole property of the Promoter alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the Said Apartment agreed to be acquired by him/her/them.

20. The Promoter shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement shall have a first lien and charge on the Said Apartment agreed to be purchased by the Allottee/s.
21. The Allottee/s hereby covenant/s to keep the Said Apartment, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good, tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the building other than the Said Apartment. The Allottee/s further covenants not to chisel or in any other manner damage the columns, beams, slabs or R.C.C. partition or walls or other structural members without the prior written permission of the Promoter. In the event of a breach of any of these conditions, the Allottee/s, apart from being liable to make good at his/her/its own costs, the damage caused because of breach/s, shall also be responsible for the consequences thereof.
22. It is expressly agreed that the Promoter shall be at liberty to make such minor changes or alterations as may be necessary due to aesthetic, architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer.
23. The Allottee/s shall not decorate the exterior of the Said Apartment otherwise than in a manner agreed to with the Promoter.
24. In the event of organisation of all the Allottee/s being formed and registered before the sale and disposal by the Promoter of all the Apartment/covered parking spaces, the

powers and the authorities of such Organisation shall be subject to the overall authority and control of the Promoter in respect of all the matters concerning the Said Building and in particular the Promoter shall have absolute authority and control as regards the unsold Apartment/covered parking spaces and disposal thereof; PROVIDED AND ALWAYS the Allottee/s hereby agree/s and confirm/s that in the event of such organisation being formed earlier than the Promoter dealing with or disposing off all the Apartment in the Said Building then and in that event any Allottee/s of Apartment/covered parking spaces from the Promoter shall be admitted to such Organisation on being called upon by the Promoter without payment of any premium or any additional charges save and except Rs.500/- (for individual) and Rs. 1000/- (for non individual) for the share money and Rs.100/- as entrance fee and such Allottee/s, or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.

25. Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s 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 by the Allottee/s nor shall the same in any manner prejudice the rights of Promoter.
26. The Allottee/s is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Joint District Registrar or Concerned Authority, the same shall be borne and paid by the Allottee/s alone including the penalty, if any. The Promoter shall not be liable to contribute anything towards the said stamp duty. The Allottee/s shall indemnify the Promoter against any claim from the Stamp Authorities or other Concerned Authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Promoter. The Allottee/s shall also fully reimburse the expenses that may be required to be incurred by the Promoter in consequence of any legal proceedings that may be

instituted by the authorities concerned against the Promoter for non-payment and/or under payment of stamp duty by the Allottee/s.

27.1. Procedure for taking possession –

The Promoter, upon obtaining the occupation certificate from the competent authority and after the Allottee/s makes all payments to the Promoter as per this Agreement, shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 1 (one) month from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/s, provided the Allottee/s has not committed breach of any of the terms and conditions of this Agreement. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottee/s, as the case may be.

27.2. The Allottee/s shall take possession of the Apartment within 15 days of the Promoter giving written notice to the Allottee/s intimating that the said Apartment is ready for use and occupation.

27.3. Failure of Allottee/s to take Possession of Apartment:

Upon receiving a written intimation from the Promoter, as per clause 27.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings as prescribed in this Agreement and also uploaded on the website, and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 27.1, the Allottee/s shall continue to be liable to pay maintenance charges, electricity charges, municipal taxes and any other taxes levied by any competent authorities, as applicable.

27.4. If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the

building in which the Apartment is/are situated then, subject to clause 36 hereunder and provided the Allottee/s is not guilty or responsible for such defect, wherever possible such defects shall be rectified by the Promoter. However, it is specifically agreed by and between the Promoter and the Allottee/s that, if the Allottee/s does any alterations and/or causes damage to the waterproofing in the Apartment, the Promoter shall not be liable for any defect liability.

28. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used for residential use only. He/she/they shall use the parking space (if applicable) only for purpose of keeping or parking his own vehicle.

29. The Allottee/s along with other Allottee/s of Apartment in the Building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and provide to the Promoter, so as to enable the Promoter to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s 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 Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- 30.1 The Promoter shall, within three months of issuance of Occupation Certificate of the said Building, and the Promoter receiving full and final payment from the Allottee/s due and pending of Fifty One percent of the total Apartment in the said Building to the Promoter, cause to be transferred to the Society all the right, title and the interest of the Promoter in the said structure of the Building or wing in which the said Apartment is

situated (excluding basements and podiums), subject to the Promoter rights to dispose of the remaining Apartment, if any.

30.2 The Promoter shall, within three months of receiving Occupation Certificate for the last building in the said Layout and registration of the Federation/apex body of all the Societies, as aforesaid, and/or after the Land covered by the layout is fully developed, whichever is later, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Original Owner / Promoter in the Layout Plot on a portion of which the said Building is constructed.

30.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Project Land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project Land and Building. Until Society is formed and the said structure of the Building is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee/s's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of Rs. _____ per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter till the Association / Society of Allottee/s is formed.

30.4 The management and maintenance of common amenities and facilities mentioned in **Third Schedule** herein will be handed over to the Apex Body or Federation of all

societies or any other agency; upon completion or at any appropriate stage thereafter as per the discretion of the Promoter.

31. The Allottee/s agrees and undertakes to abide by his/her/their/its obligations as under:

(a) To make necessary payments in the manner and within the time as specified in this Agreement and shall pay at proper time and place, stamp duty, the share of the registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, taxes and all other charges, payments.

(b) To pay the ad-hoc pro-rata maintenance charges towards the out-goings of the Project Land and said Building.

(c) To pay interest i.e. monthly compounded interest on amount due at 12% p.a., till the amount is paid to the Promoter for delay in payment of any of the installments and any other charges or deposits agreed to be paid under this Agreement, without prejudice to the rights of the Promoter of termination of the Agreement as per the terms of this Agreement.

(d) To sign the requisite applications and other documents / information for registration of the Society.

(e) To take possession of the said Apartment within a period of one month from the date of intimation by the Promoter of Occupation Certificate having been received.

32. The Allottee/s shall on or before delivery of possession of the said Apartment pay to the Promoter, the following amounts:-

(i) Rs. 500/- (for Individual), Rs. 1000/- (for Non-Individual) towards share money, Rs. 100/- application entrance fee of the Society.

- (ii) Rs. _____/- for formation and registration of the Society and incidental charges.
- (iii) Rs. _____/- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.
- (iv) Rs. _____/- towards adhoc / provisional contribution towards outgoings of Society and/or Property Taxes.
- (v) Rs. _____/- towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.
- (vi) Rs. _____/- towards Legal charges
- (vii) Rs. _____/- towards Documentation charges
- (viii) Rs. _____/- provisional amount towards the deposit/ premium/charges/expenses for procuring and using electric, water, drainage, sewerage connections etc., will be extra and payable at the time of possession.
- (ix) Rs. _____/- towards Non-refundable cost for Club,
- (x) Rs. _____/- towards club maintenance deposit,

The amount towards provisional outgoings, as contained in sub clause (iv) hereinabove will be transferred by the Promoter to the Society as and when management of the said Building is transferred to such Society, after deducting therefrom of arrears of taxes and expenses, as contained in **Fifth Schedule** hereunder. It is agreed that the Promoter is not liable to pay any interest on the aforesaid amounts towards provisional outgoings.

The aforesaid amounts mentioned in sub-clause (i), (ii), (iii), (v), (vi), (vii), (viii) (ix) & (x) shall be utilised by the Promoter to meet the expenses as mentioned therein and no interest will be payable on aforesaid amounts.

The non-refundable cost for club quoted as aforesaid are/shall be over and above the maintenance and usage charges for the club i.e. there will be separate charges for usage as well as maintenance and management of the club.

The Allottee/s confirm that he/she/they are made well aware that the construction of building/s within the 'Skylark Enclave' shall be done in a phase wise manner and an exclusive Club House is proposed to be provided by the Promoter with Gym and small Swimming Pool facilities for all the building/s within the Skylark Enclave. The construction of the said proposed Club House, subject to its approval by the Thane Municipal Corporation is proposed to commence as per revised / amended sanction plans, only during the last phase of 'Skylark Enclave' and the said proposed Club House may be ready for use only after completion of the last building in the 'Skylark Enclave'. The last phase of the Skylark Enclave is proposed to start after the demolition of the existing structure of the Sales Gallery.

In the event of the said proposed club house not getting approved by Thane Municipal Corporation even after the completion of the last Phase, the Promoter shall Refund to the Allottee/s, an amount of Rs. _____/- and Club Maintenance Deposit of Rs. _____/- which is collected against the said proposed Club Cost from the Allottee/s.

Further, in event of the said proposed club getting approved as per revised / amended sanction plans, the Allottee/s shall, apart from the price consideration to be paid to the **Promoter** in respect of the said Apartment also be liable to pay for the usage, maintenance and operational charges regularly for maintaining the said proposed Club House to the Promoter or to the Society of the Allottee/s, as the case may be. The said usage/number of

members eligible to enjoy the benefits and facilities of the said proposed Club House shall be as per the type of the apartment purchased by the respective Allottee/s in the Skylark Enclave and at the sole discretion of the Promoter and as per the rules and regulations laid down from time to time by the **Promoter** and/or their assignees to that effect.

Recreational facilities in case provided at the sole discretion of the Promoter in individual building/s with separate access for the common use of the residents of all the buildings or specific buildings within the Skylark Enclave, the Allottee/s shall not take objection for the common usage of such facilities i.e. any premises purchasers can use any of such facilities provided in any such building/s of the Skylark Enclave. The Allottee/s and/or any other Allottee/s of the premises holder/s in the Skylark Enclave shall not raise objection for using such facilities provided in his/her building by the Allottee/s of other building/s and vice versa. Also the societies of every individual building/s shall be well informed in advance about the same and the residents and members of such societies also shall not raise objection thereto. The Allottee/s hereto confirm that the facilities as hereinabove mentioned in case provided at sole discretion of the Promoter, may be available for usage only after completing construction of all the buildings within the Skylark Enclave. This is a mandatory provision for execution of these presents.

The **Promoter** shall have absolute authority and at their sole discretion upon completing the project of Skylark Enclave or at any stage thereof may handover the operation and management of the said proposed club/ recreational facilities of 'Skylark Enclave to an independent agency or the federation and the cost of operations and management of the said proposed club/recreational facilities will be borne by all the Allottee/s / flat purchasers of Skylark Enclave.

- (x) The Allottee/s shall, on or before taking possession of the said Apartment, pay Rs. _____/- to the Promoter to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities, which the Promoter is providing in Hiranandani Estate. It is clarified that the said amount of Rs. _____/- is not by way of consideration for acquiring the Said Apartment by the Allottee/s of Apartment but for the purpose of lumpsum payment of future maintenance in respect of the aforesaid area. It is further agreed that the Promoter will have right, and good power to invest the said amount or amounts for the betterment of the common infrastructure by the Promoter and the Allottee/s shall have no right to the said amount and the Allottee/s shall not claim either refund thereof or hold the Promoter liable in that behalf in any manner whatsoever. It is agreed that the Promoter shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation areas and repairs thereof, street lighting etc. It is also repeated and confirmed that the Promoter will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoter shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Allottee/s to the Promoter and the Promoter will endeavour in reasonable manner to provide for the same. It is agreed that the Promoter will be entitled to provide for a body or association as the Promoter may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. The Promoter shall be entitled to transfer the said amount or balance thereof to such body or association as the case may be and whereupon the Promoter shall be absolved of all their liabilities in respect of the said amount and application and utilization thereof. The Allottee/s declare/s and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and

charges agreed to be paid by the Allottee/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.

33. The Allottee/s shall pay to the Promoter a sum of Rs. _____ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of Apex Body or Federation of all the Societies and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
34. Before registration of conveyance of the structure of the Building, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. Before registration of Lease/Conveyance of the Layout Plot in favour of the Apex Body or Federation of Societies, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such lease/conveyance or any document or instrument of transfer in respect of the Layout Plot to be executed in favour of the Apex Body or Federation.

35. **REPRESENTATION AND WARRANTIES OF THE PROMOTER**

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

- (i) The Promoter have clear and marketable title with respect to the Project Land; as declared in the title report annexed to this agreement and have/has the requisite rights to carry out development upon the Project Land and also have/has actual, physical and legal possession of the Project Land for the implementation of the said Project;
- (ii) The Promoter have/has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain

requisite approvals from time to time to complete the development of the project;

- (iii) There are no encumbrances upon the Project Land or the Project except mortgage created as disclosed in the Title Report and in the Declaration in Form "B" uploaded on the website of RERA Authority. The Promoter confirms that such mortgage created by the Promoter in respect of the Project land or the Project will not affect the right of the Allottee/s in respect of the said Apartment under this Agreement;
- (iv) There are no known litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the title report;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and said Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land, Building and common areas;
- (vi) The Promoter have/has the right to enter into this Agreement and have/has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- (vii) The Promoter have/has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the Project Land, including the Project and the

said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;

(viii) The Promoter confirm that the Promoter are not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;

(ix) The Promoter have/has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the formation of the Society.

(x) Within the knowledge of the Promoter, no notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said Project Land and/or the Project except those disclosed in the title certificate.

36. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:

(i) To maintain the Apartment at the Allottee/s own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

- (ii) Not to do or suffered to be done anything to the Building entrance canopy, which may be against the rules, regulations or bye-laws of concerned local or any other authority.
- (iii) Not to encroach upon external and/or internal ducts/void areas attached to the Apartment by constructing permanent and/or temporary work by closing and/or using it, the said duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables etc. (For breach of any of the terms mentioned hereinabove, the Allottee/s shall be solely responsible for all the consequences arising because of the same.)
- (iv) Not to affix or put any dish antenna outside the Apartment or change the position of A.C. condenser units installed in the Apartment or any of their accessories, which has the possibility to spoil the exterior elevation of the Apartment and the Building. The Allottee/s can put additional A.C. condenser unit/s only after taking written permission of the Promoter.
- (v) Not to change the position of washing machine inlet/outlet, any other accessories, electronic equipment/s if any provided in the Apartment and the Allottee/s shall be liable to make good any damage caused as a result of the Allottee/s not complying with the said condition.
- (vi) Not to affix or put any grills outside the windows of the Said Apartment as well as not to change material, color, holes, windows, chajjas, railings, etc., which has the possibility of spoiling the exterior elevation of the Apartment and/or Building.
- (vii) Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said Building or on the pardis/parapets/railing provided in the said Building. Further, the Allottee/s is not entitled to make any kind of holes/ core cuts etc. in R.C.C., in R.C.C.

slabs or any structural members. The Promoter have informed the Allottee/s that all the R.C.C. members, flooring, walls etc. form the structural members of the entire Building and/or modification thereto and/or any changes therein either structural or elevational, require strict technical inputs, since any damage to them would result in damage to the entire structure of the Building, which may lead to serious implications not only to the Said Apartment but to the entire Building. The Promoter have also informed to the Allottee/s that any such act on the part of the Allottee/s, is also criminally liable/ punishable under the relevant provisions of law.

- (viii) Not to put or keep plant pots, signboards and / or any object outside the windows of the Said Apartment.
- (ix) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Apartment is situated, including entrances of the Building in which the Apartment is situated and in case any damage is caused to the Building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- (x) To carry out at his/her/their own all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of

the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (xi) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the Building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society, as the case may be.
- (xii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (xiii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the Building in which the Apartment is situated.
- (xiv) Not to use any location of all designated refuge areas in the said building for storage of goods or placement of ODUs and/or any such personal usage at all.
- (xv) To pay to the Promoter within thirty days of receipt of demand notice issued by the Promoter his/her/their share of additional security deposit/charges/premium, if any, that may be demanded by the concerned

local authority or Government for giving water, drainage, electricity or any other service connection to the Building in which the Said Apartment is situated.

- (xvi) To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s to any purposes other than for purpose for which it is sold.
- (xvii) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.
- (xviii) The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company / Apex Body / Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- (xix) Till a conveyance of the structure of the Building in which Apartment is situated is executed in favour of Society, the Allottee/s 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 Building or any part thereof to view and examine the state and condition thereof.
- (xx) Till conveyance/Assignment of Lease of the said property is executed in favour of the Apex Body/Federation in which the said Apartment is situated, the Promoter shall be entitled to and the Allottee/s shall not object to the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Layout Plot or any part thereof, including the Project Land, to view and examine the state and condition thereof.
- (xxi) Until the said property is fully developed not to obstruct or prevent the Promoter in any manner whatsoever from carrying out further construction of buildings or structures, in such manner as the Promoter may deem fit and proper, as per the sanctioned plans.
- (xxii) The Allottee/s agree and undertake not raise any nature of objection and record his/her/their consent for giving access to the third party plot/s and building/s going through the plot/building compound, to such owners/possession holders of the third party plots and building/s within the said property/layout.
- (xxiii) The Allottee/s shall not object to the plan and its implementation for the provision of Shopping Premises as building or part/adjacent to the said building and to the Purchase of the same by diverse Shop Purchasers. The Allottee/s shall not object for any authorize business in the Shop Premises by the Premises Purchasers/Owners/Licensees whatever the case may be and

the clients, visitors and customers shall have free entry to ingress and egress thereto.

The Allottee/s agrees to sign on undertaking confirming interalia above along with other indemnities and letters before claiming/taking possession of the said Apartment being annexed hereto as “**Annexure 'H'**”,

37. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, and shall utilize the same only for the purposes for which they have been received.

38. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Plot and said Building or any part thereof or the Project Land. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the Building is transferred to the Society/Limited Company or other body and until the said Layout Plot is transferred to the Apex Body / Federation as hereinbefore mentioned.

39. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

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

40. **BINDING EFFECT**

Forwarding this Agreement to the Allottee/s by the Promoter do not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 7 days of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 7 days from the receipt of intimation received by the Allottee/s 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/s for rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever after deducting therefrom 25% of the consideration amount as compensation/damages.

41. **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, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/Building, as the case may be.

42. **RIGHTS TO AMEND**

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

43. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

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

Layout/Project Land / Building shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

44. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

45. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments proposed/sanctioned in the Project/Building.

46. **FURTHER ASSURANCES**

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

47. **PLACE OF EXECUTION**

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

48. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within 7 days from the date of execution and the Promoter or its authorised signatory will attend such office and admit execution thereof.

49. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below :

Allottee/s Address: _____

Notified Email ID : _____

Promoter Regd. Address: 514, Dalamal Towers,
Nariman Point, Mumbai 400 021.

Promoter CorporateOffice Address: Olympia Bldg, Hiranandani Business Park,
Powai, Mumbai 76

Notified Email ID: _____

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address and Email ID subsequent to the execution of this Agreement in the above address and Email ID 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/s, as the case may be.

50. **JOINT ALLOTTEE/S**

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

51. **STAMP DUTY AND REGISTRATION**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s alone.

52. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

53. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Thane, Maharashtra will have the jurisdiction for this Agreement.

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

FIRST SCHEDULE ABOVE REFERRED TO

(the said larger lands)

All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshet, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing **Survey/Hissa Nos. 163/2, 276/-, 186/4** having an aggregate area of about **16670.00 sq.mtrs.**

SECOND SCHEDULE ABOVE REFFERED TO

Firstly :

All those pieces or parcels of land or ground situated, lying and being at Mouje Kolshet and Kavesar, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation and bearing Survey/Hissa Nos. 153/1, 155/1, 155/2Pt., 2Pt., 2Pt., 156/1Pt., 1Pt., 160/1,2, 161/1,2,3, 162/1,2, 163/1Pt., 1Pt., 163/2 & 276 of Village – Kolshet & Survey/Hissa Nos. 121, 122/2,3 & 4, 123/20 & 21, 119/1, 2 & 3 of Village – Kavesar.

Secondly :- (Description of the said Property)

That portion of the piece or parcel of land or ground bearing **Survey/Hissa Nos. 163/2** situate, lying and being at Mouje Kolshet, Taluka and Registration District and Sub-District Thane, within the limit of Thane Municipal Corporation.

Thirdly :- (Description of the Project Land)

That the building being known as '**FLAMINGO**' being constructed on an area admeasuring 558.63 sq. mtrs. as per approved plan and 562.49 sq. mtrs. as per proposed future development out of the said property.

THIRD SCHEDULE ABOVE REFFERED TO

The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartment on the same floor.

Pro-rata right along with the Allottee/s of Apartment in the said property in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment): (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each level (iv) Servants Toilets (wherever applicable).

FOURTH SCHEDULE ABOVE REFFERED TO
(Description of the said Apartment)

Apartment No. _____ on _____ floor, admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the 'said Act') along with balcony area and enclosed balcony (if any) admeasuring _____ sq. mtrs. which is equivalent to _____ sq. ft. carpet area totaling to _____ sq. mtrs. which is equivalent to _____ sq.ft. carpet area {and _____ sq.mtrs. equivalent to _____ sq.ft. (carpet area) as per the definition under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, management and transfer) Act, 1963}. as shown in typical floor plan annexed hereto and the proportionate common areas and facilities, along with _____ covered/open car parking (if applicable) in the Residential Building being **"FLAMINGO" (Building No. 59)** in the project known as 'SKYLARK ENCLAVE', situated at 'HIRANANDANI ESTATE behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane, being constructed on the said property.

FIFTH SCHEDULE ABOVE REFERRED TO –

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, garden and main water pipes, lift and electric wires in, under or upon the

building and enjoyed or used by the Apartment holder/s in common with the other occupiers of Apartment and the main entrance passages, landings, lifts and staircases of the building or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces etc.

- 2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the building used by the Apartment holder/s in common as aforesaid.
- 3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
- 4. The cost of working and maintenance of common light, water pump, lift and other service charges.
- 5. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
- 6. Insurance of the Building.
- 7. All the expenses relating to Sewerage Treatment Plant (STP) including for maintenance, treating water, electricity etc.
- 8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

SIGNED AND DELIVERED BY THE WITHINNAMED

Allottee/s: (including joint buyers)

(1)_____

(2)_____

Aton_____

in the presence of WITNESSES:

1. Name _____

Signature _____

2. Name _____
Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1) _____
(Authorized Signatory)

in the presence of WITNESSES:

1. Name _____
Signature _____

2. Name _____
Signature _____

ANNEXURE –A

(Authenticated Copies of the amended Development Permission and Commencement Certificate dated 31st March 2016 issued by the Thane Municipal Corporation)

ANNEXURE –B

(Authenticated Copy of the Architect Certificate dated 19-Jul-17)

ANNEXURE-C

(Authenticated Copy of the 7/12 Extract showing nature of the title of the Owner to the Project Land)

ANNEXURE-D

(Authenticated Copy of the Title Certificate dated 20-Jul-2017)

ANNEXURE-E

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE-F

(Authenticated Copy of the Plan of the Apartment agreed to be purchased by the Allottee/s

ANNEXURE-G

(General Specification and amenities for the **Apartment** and the Building Other than servant rooms/servant toilets)

- 1. RCC frame structure.
- 2. Marble in living room and passage(marble Rs.200/- per sq. ft.).
- 3. Tile flooring in Bedroom, Kitchen and toilets (tiles Rs.60/- per sq. ft.).
- 4. WC with flush tank and fittings (Rs. 9,000/- per set) and shower with fittings (Rs.6,000/- per set).
- 5. One door bell.
- 6. Lifts (Rs. 65 lakhs per Elevator)
- 7. Wash basin with mixer and fittings (Rs.4,500/- per set).
- 8. Kitchen platform with sink and fittings.
- 9. Main Door with mortise lock - polished/painted from inside and outside.
- 10. Building exterior and interior with quality paints.
- 11. Entrance hall suitably decorated.
- 12. Modular type electrical switches/sockets (Rs.10,000/- per apartment).

ANNEXURE-H

(Copies of the undertaking/indemnities/letters signed by the Allottee/s.)

UNDERTAKING

I/We/M/s. _____ of Mumbai
Indian Inhabitant residing at _____ do hereby
affirm and state as under:-

1) I/We say that by an Agreement for Sale dated _____ and entered into between M/s. Roma Builders Pvt. Ltd. of the ONE part (hereinafter referred to as “the said Builders”) and myself/ourselves of the OTHER PART. I/We have agreed to purchase a flat/premises bearing No. _____ in the _____ Wing (hereinafter referred to as the said premises) of the building known as “_____” (hereinafter referred to as the said building) situated at Hiranandani Estate, Ghodbunder Road, Thane (W) - 400 607.

2) I/We are giving this undertaking not only for myself but also for my family members, visitors etc. If any. It is understood that reference to myself shall whenever the context so admits include such other persons as stated hereinabove.

3) As agreed to in the aforesaid agreement, I do hereby covenant and undertake with the said Builders as follows:-

a) I/We shall not make any addition or any alteration in the architectural elevation of the said building and shall not change the outside colour scheme or coating of the said building.

b) I/We shall not make any change in any of the external windows or doors of the premises in the building by way of shifting, altering, changing the colour or any other way whatsoever.

c) I/We am fully aware that I/we are not permitted to install any grills outside the windows and hence undertake not to install or affix any grills on the outside the windows / window sills. Any such grills affixed by me, shall be fitted on the internal marble sill only on the inside of the windows.

d) I/We shall not keep shoe racks in the lift lobby, plants in pots or any other objects on the outside the windows or on the parapets or chajjas, lift lobby or any other common areas and shall not do anything which may cause discoloration or disfiguration or any damage to the said building.

e) I/We shall not affix any collapsible shutters on the outside of 'French windows', in case of flat with canopy balcony. Any such collapsible shutter shall be fixed only on the inner side of 'French Windows'.

f) I/We shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellies on the chajjas/terraces/balconies.

g) I/We not chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the said building or on the pardis/parapets/railings provided in the said building.

h) I/We shall not enclose any space adjoining to the Main door forming part of the lift lobby/common areas, garage or parking space in my/our possession in any manner whatsoever.

i) I/We shall not affix the following as these alterations affect architectural elevation of the said building and cause discoloration on the external elevation.

- Window in bedroom duct opening, kitchen balcony & kitchen duct.

- Marble sills and jambs in kitchen balcony and kitchen duct opening.

j) I/We am/are also aware that in the plumbing duct, the pipes are to be always kept exposed as these pipes may need periodical/future plumbing maintenance.

k) I/We shall not carry out any external alteration in the said premises by way of breaking any walls or beams or chajjas so as to alter the external appearance of the premises, nor shall I/We affix or cause any slabs on voids provided in the said building.

l) I/We shall not fix external unit of split A.C. on the outside in elevation. Any such external unit of split A.C. shall be located only inside the duct/space specifically provided (by Builder) for split A.C.

m) I/We are aware that no individual DTH/dish antennae will be allowed on the terrace or on the exterior wall/window of the building. I/we are aware that the connection has to be taken from the Common DTH/dish antennae Only which is available in the building.

n) I/We confirm of having agreed and undertaken to follow and abide by the rules and regulations that have been made as also those which may be made hereafter from time to time by the said builders and/or person/s body in charge of maintaining and/or providing common facilities in the complex. I shall maintain proper code of conduct and discipline in the complex and give every possible co-operation to the said builders and/or any other person or body that may have been appointed by the said Builders in that behalf, in maintaining cleanliness and good atmosphere in complex for the better enjoyment of the common facilities by all the persons concerned.

o) I/We are aware that all electricity bills from date of furniture possession / OC whichever is earlier are payable by me and i will not hold you responsible for any consequences arising of non-payment thereof.

p) I/We are aware that we will be required to contribute towards the usage of the water treated by a centralized / individual sewage Treatment Plant and also its operation and maintenance. Such charges will be payable to the Promoters or Society / Organization of the Societies when formed.

q) I/We are aware that we will be required to contribute towards the usage, maintenance and management of the Club House. Such charges will be payable to the Promoters or Society/Organization of the Societies when formed.

4) I/We do hereby confirm and covenant with the said builders that I/We shall always carry out the terms and conditions of this undertaking given by me/us and the same shall be binding upon me/us even after the registration of a Co-operative Society of a premises purchasers of the building when formed and this undertaking shall also be binding upon my/our heirs and successors-in-title and the same shall be agreement for sale dated _____.

I/We agree and confirm that in the event of breach of any of the terms of these presents, the said builders shall also be entitled interalia to withdraw common facilities provided by them in the complex and I expressly authorise them to do so.

5) I/We hereby declare, confirm and covenant with the Builders that in the event of my transferring the said premises and/or my/our right, title and interest in respect thereof in favour of any outside person to the extent and as permitted in the said agreement for sale dated _____, I/We shall obtain an Undertaking to the similar effect from any such

purchasers and in the event of my failing to do so, the said builders or the Co-operative Society shall be entitled to refuse to transfer the said premises in favour of such prospective purchaser.

6) I/We hereby further declare and confirm that in the event of me or my heirs and successors -in-title committing any breach or default in any of the provisions of these presents, I and/or my heirs and successors-in-title shall be liable for damages for the loss and damage which may be caused to the said building and/or to the said builders and further the builders and the Co-operative Housing Society as and when formed shall also be entitled to terminate the aforesaid agreement for sale and to recover all damages, costs, from me and / or my heirs and successors-in-title.

7) I/We hereby undertake that I/We shall bear the entire cost of repairs or rectifications required due to alterations / changes carried out by us in our premises in case of damages caused to RCC / STRUCTURE/ WATERPROOFING/ PLUMBING/ CIVIL/ ELECTRICAL/ INSTALLATION or if the work is not done in a proper manner, even after taking possession. I/We shall bear the entire cost of repairs required in case of any damages to common premises and flats belonging to other members due to the alterations/changes or interior works carried out by us in our flat/premises.

8) I/We are aware and I/we undertake to pay the Maintenance from the date that the building receives the Occupation Certificate or the date of Furniture Possession whichever is earlier. I/We are aware that we are liable to all maintenance and/or property tax becoming payable by me/us in respect of the said Premises, and undertake to pay the same when called upon by the Roma Builders Pvt. Ltd. irrespective of receipt of the Occupation Certificate.

9) I/We also undertake, that if I/We wish to give the flat on Lease/Rent, it is our responsibility to inform you and also to obtain the necessary POLICE VERIFICATION of the tenants and submit the copy of the same duly acknowledged and confirmed by the concerned Police Station bearing the necessary stamp to the Maintenance office/ In charge of the building. We are also aware that this is a mandatory requirement from the Police department.

10) I/We are aware whenever natural Indian/Imported marble is used by Roma Builders Pvt. Ltd., there are going to be imperfections (cracked texture/ shade variations/ design variations) which someone may view as ' defect' but which are a natural occurrence in the type of the marble. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring of factory made products like ceramic tiles, mosaic tiles of agglomerated marble etc. does not give the same warmth of feeling. Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the sources itself. These marble slabs are then backed with PVC mesh

to avoid further development of cracks during long distance travel and handing. Though utmost care is taken, sometimes, these cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally. The difference in shade/design depends on the natural occurrence in different types of marble. Even though, we have very huge requirements, we try to accommodate one lot in one confined area/room yet, the same may not match with other area/room.

11) I/We are aware that as per instructions from TMC kitchen/household garbage has to be segregated in dry and wet and should be given to the sweepers. I/We are aware that TMC will not pick the garbage, if it is not segregated.

12) I/We hereby confirm that the representatives of the Hiranandani Group of Companies are allowed to access the said Premises without our prior consent, to view and examine the state and conditions in the flat and to check if any unauthorised changes have been done thereof when the flat is unoccupied by us and when the interior works are in progress by our persons. Once occupied by ourselves/our tenants/ or any other persons, we will allow access as per our mutually decided time.

Date :
=====

Date:

Dear Premises Owner / Occupant,

For your safety and good performance of your building, we wish you to read and confirm that you have accepted the following before taking possession of the premises.

1] Plumbing Ducts:

Please note that we do not give any permission for closure of ducts. There is no objection from us for use of the ducts for e.g. for drying clothes, locating condenser units of split AC's, storing household items like mops, buckets etc. However we are categorical on the point that no one can make changes which cause disruption of the rain water flow or closure of the building pipes preventing maintenance.

The whole purpose of the service slab is to ensure ease of maintenance of the plumbing pipes particularly in high rise buildings. Doing some painting work or tiling work within can be accepted subject to the following of guidelines and without disturbing the external elevation.

However if someone is going to close the outlet for the rain water which comes through the external grill or is going to block the building plumbing pipes to make the pipes inaccessible and maintenance impossible, the question of such approvals does not arise and the flat owner must be directed forthwith to remove any such works carried out by him / herself.

2] Internal changes in Toilet Plumbing:

To conserve water as per the directions of the Municipal Corporation, we have made arrangements to provide treated recycled water or borewell water as and when available for the plumbing lines which provide flushing water to the building. These lines are connected to the WC Tanks and Urinals.

Premises owners are hereby cautioned that when their plumbers make changes in the toilets of their premises, they should not connect the flushing line to any other outlet except the WC Tank or Urinal. The other outlets where the flushing water line should not be connected include the complete kitchen, wash basin, shower, washing machine and WC health faucet or jet spray.

The Developers and the Co-operative Housing Society will not be responsible for any health hazard if such changes are made.

3] IMPORTANT NOTE :

All clients are hereby informed that whenever the washing machine is being installed, flexible outlet of same shall be connected to the outlet provided in wall through an elbow & pipe-piece only. This is a time-tested solution/method and will avoid all possible leakages if connected properly. **Enclosed sketch is indicative and outlet can be concealed or exposed depending on site condition.** Installation must be done as per manufacturers' instructions and through professional / qualified plumbers only, to avoid any further maintenance problems in future.

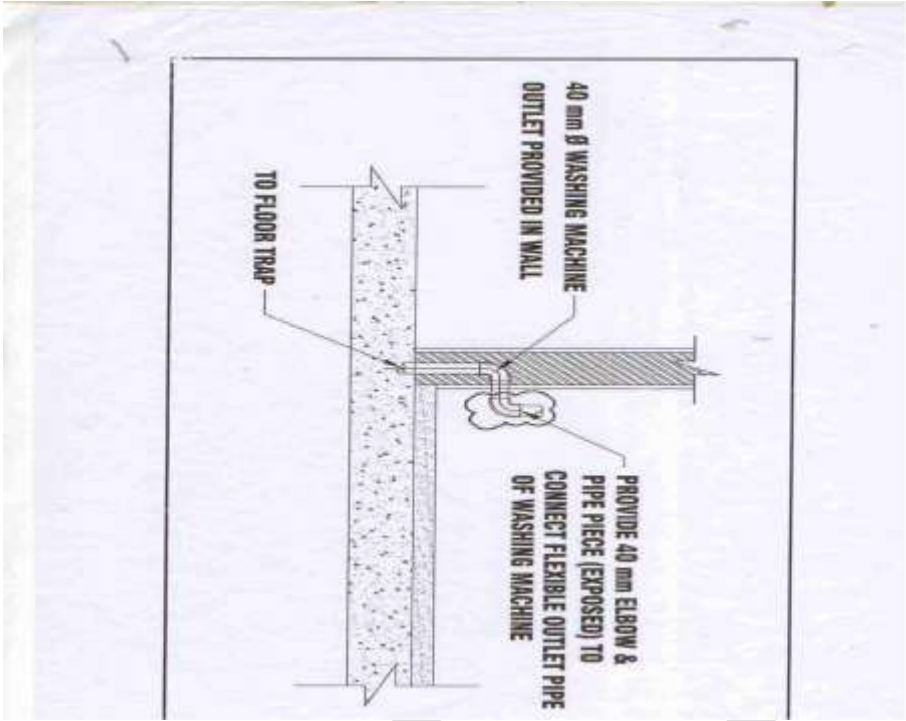
You are requested to confirm that you have noted the above contents with your signature on the copy of this letter.

For **ROMA BUILDERS PVT. LTD.**

I confirm,

AUTHORISED SIGNATORY

Signature of Allottee/s



DRAFT

Dear Customer,

We have observed that after taking possession of the flats, owners are getting a lot of civil and other works done in their flats to suit their personal needs.

While this need of the flat owners is appreciated, all must realize that due to such civil, plumbing and other works done, especially in area like bathrooms, toilets and kitchens etc, the waterproofing originally done, will be disturbed. The guarantee given by the specialist's agency shall naturally become null and void, with the result the flats below shall suffer.

Flat Owners are therefore, requested to utilize the services of a Specialist Agency for waterproofing who will stand guarantee for any leakages. The flat owner would be responsible to bear the entire cost of any rectification in case of leakage.

Kindly acknowledge.
Thanking You,
Yours Faithfully,
For **Roma Builders Pvt. Ltd.**

I/We Confirm

Authorised Signatory

Allottee/s

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To,

Purchaser of Premises,

Sub: Quality of Natural Marbles provided in our Projects.

Dear Sir, Madam,

This is to draw attention of our flat purchasers, to the quality of marble used in our projects.

Whenever natural Indian/ Imported Marble is used by us, there are going to be imperfections which someone may view as 'defects'. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect flooring does not give the same warmth of feeling.

The difference in shade/ design depends on the natural occurrence in different type of marbles and even though we have very huge requirements, we try to accommodate one lot in one confined area / room, which may not match with other area/ room.

Italian Marble when sourced at the mines occurs in a cracked texture, which is sliced mechanically. The cracks are filled with resin fillers at the source itself. These marble slabs are

then backed with PVC mesh to avoid further development of cracks open during cutting and fixing. Such cracks are filled again with the best imported resins as used internationally.

It is therefore, requested that if the purchasers wish to have a perfect floor finish, they shall go for factory made products like ceramic tiles, mosaic tiles or agglomerated marble, as per their choice.

Thanking you,

Yours faithfully,

For **Roma Builders Pvt. Ltd.**

I/We Confirm

Authorised Signatory

Allottee/s

Received of and from the Allottee/s above named the sum of Rupees _____ on
execution of this Agreement towards Earnest Money Deposit or application fee.

I say received.

The Promoter.

DRAFT

Dated this ____ day of _____ 20__

BETWEEN

ROMA BUILDERS PRIVATE. LIMITED.

....The Promoters

AND

Mr./Ms./M/s. _____

....The Purchaser

AGREEMENT FOR SALE

Apartment No. _____ in the Building

FLAMINGO", on the _____ floor
