

AGREEMENT FOR SALE
(WITHOUT POSSESSION)

THIS AGREEMENT FOR SALE made at Ahmedabad this _____ day
of _____, 2021

BETWEEN

ASSOCIATED BUILDCON, (PAN : ABNFA5601M) a Partnership Firm, having its Office at Block No. 146/C, F.P. No. 227/3, T.P.S. No. 65, Opp. Vrindavan Heights, New S. G. Road, Gota (East), Jagatpur, Ahmedabad-382470 hereinafter referred to as "**THE VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said firm and its partners for the time being and from time to time and their and each of its Partners, Respective, Executors, Administrators and as the case may be its successors and assigns) of the **ONE PART**.

AND

Mr./Mrs. (PAN :), Adult,
Occupation, having his Residential Address at :
.....

Hereinafter referred to as **“THE PURCHASER”** (which expression shall wherever the context so permits be deemed to mean and include and shall always be deemed to mean and include in case of individual/s his/her/their heir/s, executor/s, administrator/s, in case of HUF, coparcener/s, member/s for the time being and from time to time of the said HUF and their respective heirs, executors, administrators, in case of Proprietary Firm, its Sole Proprietor, his/ her heirs, executors, administrators, successors, in case of Partnership firm, Partner/Partners for the time being and from time to time of the said firm and their respective heirs, executors, administrators and in case of Company its Successors and assigns) of the **OTHER PART**.

WHEREAS

WHEREAS under and by virtue of Sale Deed, executed by (1) Parsottambhai Becharbhai, (2) Vanjibhai Ukabhai, (3) Raimalbhai Lilabhai, (4) Tejmalbhai Shankarbhai Rabari, (5) Amarben Shankarbhai Rabari W/o. Bhagvanbhai Desai, (6) Ambaben Shankarbhai Rabari W/o. Babarbhai Desai, (7) Rekhaben Shankarbhai Rabari W/o. Karanbhai Desai, (8) Bharatbhai Shankarbhai Rabari, (9) Vakhatben Dahyabhai Patel, (10) Vasudebhai Dahyabhai Patel, (11) Hansaben Dahyabhai Patel W/o. Chandrakantbhai Patel, (12) Dashrathbhai Dahyabhai Patel in favour of Associated Buildcon, a Partnership Firm i.e. Vendor herein and duly registered with the Sub Registrar, Ahmedabad – 8 (Sola), the Vendor herein is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of Freehold Non-Agricultural Multipurpose Use Land bearing Final Plot No. 227/3 admeasuring 6697 Sq. Mtrs. of Town Planning Scheme No. 65 (Jagatpur) allotted in lieu of Block No. 146/C (Old Survey No. 111) of Mouje Jagatpur of Taluka Ghatlodia in the

Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola), and more particularly described in the First Schedule hereunder written and hereinafter referred to as “the Project Land”.

AND WHEREAS the necessary Permission for using the said land for Non Agricultural Multipurpose Use has been granted by the District Collector, Ahmedabad vide its Order No. CB/Land-1/S.No./Block No. 146/C/N.A./SR-629/2018 dated 8-10-2018.

AND WHEREAS a Development Permission and Construction Plan on the said project land for construction of Block No. A+B, C+D and E+F in a scheme known as “**VANDANAM**” consisting of First Cellar (Parking), Second Cellar (Parking), Ground Floor, (Parking and Commercial Units in a Block No. A+B, Ground Floor Parking in Block No. C+D and E+F), First Floor (Commercial and Residential Units in Block No. A+B, and Residential Units in Block No. C+D and E+F) Second Floor to Thirteenth Floors (Residential Units in Block No. A+B, C+D and E+F), Stair Cabin and Over Head Water Tank was duly approved by Ahmedabad Municipal Corporation, Ahmedabad vide its Commencement Letter (Raja Chitthi) bearing Nos. (1) 04939/250221/A4616/R0/M1 for Block No. A+B, (2) 04940/250221/A4617/R0/M1 for Block No. C+D and (3) 04941/250221/A4618/R0/M1 for Block No. E+F all dated 30-6-2021.

AND WHEREAS, the Vendor is in accordance with the approved plans and permissions mentioned hereinbefore is in the process of constructing the said scheme which will consists of Commercial and Residential Units on the Ground and First Floor in Block No. A+B and Residential Flats on the First to Thirteenth Floor along with the required Parking, Common Open Plot and other amenities and facilities to be provided for the beneficial enjoyment of all the Purchasers in the said Scheme.

AND WHEREAS the Vendor has agreed to sell constructed property being **Shop/Flat No., admeasuring Sq. Mtrs. (RERA Carpet Area), Sq. Mtrs. (Wash Area), Sq.**

Mtrs. (Balcony Area) and Sq. Mtrs. (Terrace Area) and as per approved Plan Area of said Unit Sq. Mtrs. Situated on Floor in Block No. of the said Scheme known as “VANDANAM” (the said constructed property is hereinafter referred to as “the said Shop/Flat”) more particularly described in the **SECOND SCHEDULE hereunder written to the PURCHASER and the PURCHASER has agreed to purchase the said Property at or for the total price/consideration and on the terms and conditions mutually agreed by and between them and mentioned hereunder. The Purchaser shall be entitled to proportionate undivided share in the Common Assets with right to use all the Common Amenities and facilities provided in the said Scheme to be used in common with other Purchasers of the Shop/Flats therein. The common amenities and facilities to be provided in the said scheme are more particularly described in the **THIRD SCHEDULE** hereunder written. The undivided share in the Project Land, the said Shop/Flat and the proportionate undivided share in the Common Assets with right to use all the Common Amenities and facilities provided in the said Scheme to be used in common is collectively be referred to as “the said property”**

AND WHEREAS the copy of the Plan as sanctioned and approved by the Ahmedabad Municipal Corporation have been attached and marked as **Annexure ‘A’** hereto.

AND WHEREAS the Vendor has registered the said project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the said Act”) with the Real Estate Regulatory Authority at Gandhinagar under RERA Registration No. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/** /..... dated, a copy of the said registration is attached as **Annexure ‘B’** hereto.

AND WHEREAS the RERA Carpet Area of the said Shop/Flat shall mean the net usable area excluding the area covered by external walls, area under service shafts, exclusive of balcony or verandah area and

exclusive open terrace area but includes the area covered by internal partition walls of the said Shop/Flat as defined in Section 2 (k) of the said Act.

AND WHEREAS, on demand from the Purchaser, the Vendor has given inspection to the Purchaser of all the documents of title relating to the said Project Land and the Plans, designs and specifications prepared by the Vendor's Architect and of such other documents as are specified under the said Act and the Rules and Regulations made there under and the Purchaser is satisfied with the same in all respects.

AND WHEREAS, the certified copy of Certificate of Title issued by the Advocate of the Vendor, certified copies of extract of Village Forms No. 7/12 and Mutation Entries and all other relevant revenue record showing the nature of the title of the Vendor to the said Project Land on which the said Shop/Flat is to be constructed have also been inspected by the Purchaser and accordingly the Purchaser is satisfied with the same in all respects.

AND WHEREAS, the Vendor has obtained the approvals from the concerned local authority(s) to the plans, the specifications, elevation, of the said Scheme and shall obtain the balance approvals (if any further required) from the concerned authorities from time to time, so as to obtain Building Use Permission for the said Scheme.

AND WHEREAS, while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which shall be observed and performed by the Vendor while developing the said Project Land and the said Scheme so as to obtain the necessary Building Use Permission for the said Scheme from the concerned local authority.

AND WHEREAS the Vendor shall be entitled to sell the remaining Shop/Flats in the said Scheme with right to use all the common amenities and facilities provided therein and to be used in common with other Purchaser/s by Agreement to Sell also similar to these

presents and on such price and terms and conditions as may be agreed upon by the Parties therein.

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Vendor a sum of **Rs./-(Rupees Only)** being part payment of sale consideration of the said Shop/Flat agreed to be sold by the Vendor to the Purchaser, as advance payment (the payment and receipt whereof the Vendor hereby admit and acknowledge) and the Purchaser has agreed to pay the balance amount of the total sale consideration in the manner hereinafter appearing.

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

AND WHEREAS, under Section 13 of the said Act, the Vendor is required to execute a written Agreement for Sale of the said property with the Purchaser under the Registration Act, 1908.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Vendor shall construct a Commercial Shops and Residential Flats type Scheme to be known as “**VANDANAM**” consisting of First Cellar (Parking), Second Cellar (Parking), Ground Floor (Parking and Commercial Units in a Block No. A+B, Ground Floor Parking in Block No. C+D and E+F), First Floor (Commercial and Residential Units in Block No. A+B, and Residential Units in Block No. C+D and E+F) Second Floor to Thirteenth Floors (Residential Units in Block No. A+B, C+D and E+F), Stair Cabins and Over Head Water Tanks together with all Common Amenities and facilities provided therein and required for the beneficial enjoyment of the said Scheme as per

plans, designs and specifications duly approved by Ahmedabad Municipal Corporation at present or amended (if required) from time to time.

- 1(a) (i) The Purchaser hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Purchaser the said proportionate undivided share to the extent of Sq. Mtrs. in the said project Land together with constructed property being **Shop/Flat No.**, **admeasuring Sq. Mtrs. (RERA Carpet Area), Sq. Mtrs. (Wash Area), Sq. Mtrs. (Balcony Area) and Sq. Mtrs. (Terrace Area) and as per approved Plan Area of said Unit Sq. Mtrs. Situated on Floor in Block No.** in the said Scheme known as **“VANDANAM”** more particularly described in the Second Schedule hereunder written at or for the aggregate price/consideration of **Rs...../- (Rupees Only)** which price includes the proportionate price of undivided share in the project land and proportionate undivided share in the Common Assets with right to use all the Common Amenities and facilities provided in the said Scheme to be used in common with other Purchasers of the Shop/Flats therein, the nature, extent and description of the common assets, areas and facilities, which are more particularly described in the **THIRD SCHEDULE** hereunder written.

(ii) Further, The Purchaser shall be entitled to car parking space/s in the said Scheme at such location as may be decided by the Vendor/Service Society in that regard in future, which decision shall be final, binding and acceptable to the Purchaser herein.

- 1(b) The total aggregate consideration amount for the Shop/Flat, proportionate price of undivided share in the project land and undivided share in the common assets, with right to use all the Common Amenities and facilities provided in the said Scheme to

be used in common with other Purchasers of the Shop/Flats therein appurtenant to the said Shop/Flat agreed to be sold hereunder shall be as mentioned herein above i.e. **Rs...../- (Rupees Only)**, which the Purchaser hereby agrees.

1(c) The Purchaser has paid on or before execution of this agreement a sum of **Rs./- (Rupees Only)** in the manner mentioned in **ANNEXURE - 1** as part consideration amount and hereby agrees to pay to the Vendor the balance amount of **Rs...../- (RupeesOnly)** in the manner mentioned in **ANNEXURE-2** or as may be mutually agreed by and between the Vendor and Purchaser hereto.

1(d) The total price as stated above excludes:

- (i) Taxes (consisting of tax paid or payable by the Vendor 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 payable by the Vendor) up to the date of handing over the possession of the [Shop/Flat], which shall be separately payable by the Purchaser in the manner as may be decided by the Vendor.
- (ii) Preferential Location Charge (if any), Floor Rise Charges and Payment of expenses for any extra work/Alteration/Addition to the constructed Shop/Flat.
- (iii) The transaction covered by this agreement at present is not understood to be eligible to tax under some other direct or indirect tax laws or similar other laws. If however, by reason of any interpretation or amendment to the constitution or enactment or amendment of any other law, Central or State, this transaction is held to be liable to tax, either as a whole or in part or any inputs of materials or equipments used or supplied in execution of or in connection with this transaction are eligible to tax,

the same shall be borne and payable by the Purchaser on demand at any time.

- (iv) Torrent Power Limited Company proportionate charges relating to electricity connection - electrical power, laying of cable charges, installation of transformer or sub-station or other equipments and instruments; payment of security and other deposits; and all and every other costs, charges and expenses relating to the same or the matters incidental or ancillary to the aforesaid.
- (v) All and every proportionate cost, charges and expenses and deposits to be paid for obtaining water and drainage connection from Ahmedabad Municipal Corporation.
- (vi) All and every proportionate costs, charges and expenses for sanction of initial development and construction plans and specifications, etc. from Ahmedabad Municipal Corporation and all other concerned authorities; security deposits, scrutiny fees, FSI costs and all and every other costs, charges and expenses relating to the same or the matters incidental or ancillary to the aforesaid.

All and every cost, charges and expenses referred to in clauses 1(d) (i) to (vi) shall be borne and paid by the Purchaser to the Vendor additionally i.e. over and above the amount mentioned in clauses 1 (a) hereinabove. Such payment shall be made by the Purchaser to the Vendor as and when demanded by the Vendor failing which, the Purchaser shall be liable to pay interest at the rate agreed hereunder for the delayed period on the outstanding amount till payment is made to the Vendor. Further, in any event, such outstanding amounts with interest thereon shall be paid by the Purchaser to the Vendor before the execution and registration of the Sale Deed by the Vendor in favour of the Purchaser.

- 1(e) The aggregate sale consideration 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 Vendor undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor 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 Purchaser, which shall only be applicable on subsequent payments.

- 1(f) The Vendor may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @9% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Vendor.
- 1(g) The Vendor shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendor. If there is any reduction in the carpet area within the defined limit then Vendor shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate of 6%, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Vendor shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause I (a) of this Agreement.

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

2.1 The Vendor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Shop/Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Shop/Flat.

2.2 Time is essence for the Vendor as well as the Purchaser. The Vendor shall abide by the time schedule for completing the project and handing over the Shop/Flat to the Purchaser and the undivided share in the project land and common areas to the Purchaser or Service Society of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

3. The Vendor hereby declares that the Floor Space Index available as on date in respect of the project land is 12054.60 Sq. Mtrs. only and Vendor has planned to utilize Floor Space Index of 6027.30 Sq. Mtrs. + TDR 1403.24 Sq. Mtrs. by availing of FSI available on payment of premiums or by implementing various schemes as mentioned in the Development Control Regulation which are applicable to the said Project. The Vendor has disclosed the total Floor Space Index of 19485.14 Sq. Mtrs. as proposed to be utilized by it on the project land in the said Project and Purchaser has agreed to purchase the said Shop/Flat based on the proposed construction and sale of Shops/Flats to be carried out by the Vendor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Vendor only.

- 4.1 If the Vendor fails to abide by the time schedule for completing the project and handing over the Shop/Flat to the Purchaser, the Vendor agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest at the rate of 9% per annum, on all the amounts paid by the Purchaser, till the handing over of the possession. The Purchaser agrees to pay to the Vendor, interest at the rate of 9% per annum, on all the delayed payment which become due and payable by the Purchaser to the Vendor under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Vendor.
- 4.2 Without prejudice to the right of Vendor to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment of his/her/its proportionate share of taxes levied by concerned local authority and other outgoings and on the Purchaser committing defaults of payment, the Vendor shall at his own option, may terminate this Agreement:

Provided that, Vendor shall give Notice of Fifteen Days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, 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 Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice then at the end of such notice period, Vendor shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Vendor shall refund to the Purchaser (subject to adjustment and deduction of agreed liquidated damages to the extent of 50% of the total aggregate consideration and any other amount which may be payable to Vendor) within a period of thirty days of the termination, the sale consideration of the

Shop/Flat which have been paid by the Purchaser to the Vendor. The Purchaser hereby irrevocably agrees that the Vendor shall be entitled to deduct the agreed liquidated damages to the extent of 50% of the total aggregate consideration in the circumstances as stated above and the Purchaser shall not in any event or manner challenge or object to the same.

The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building/Project/Larger Property or the Vendor or its representatives. In the event the Purchaser does or omits to do any such act, deed or thing then the Vendor shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Vendor Notice of Termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with brand, or price range to be provided in the said building/scheme and the Shop/Flat by the Vendor shall be at its option as are set out in **Annexure 'C'**, annexed hereto. In the event, the Purchaser requests the Vendor to make any addition or alteration in the Shop/Flat as permissible under relevant law/s or change/upgrade in any internal fittings/materials, the Purchaser shall be liable to pay such amount/s as may be agreed upon by and between the Vendor and Purchaser in addition to the amounts payable under this Agreement.
6. The Vendor shall give possession of the Shop/Flat to the Purchaser on or before 30-06-2026. If the Vendor fails or neglects to give possession of the Shop/Flat to the Purchaser on account of reasons not beyond its control and of its agents by the aforesaid date, then the Vendor shall be liable on demand to refund to the Purchaser the amounts already received by it in

respect of the Shop/Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendor received the sum till the date the amounts and interest thereon is repaid.

Provided that the Vendor shall be entitled to reasonable extension of time for giving delivery/possession of Shop/Flat on the aforesaid date, if the completion of Scheme in which the Shop/Flat is to be situated is delayed on account of-

- (i) war, civil commotion, lockdown or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- 7.1. Procedure for taking possession - The Vendor, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Shop/Flat, to the Purchaser in terms of this Agreement to be taken within 15 (Fifteen) from the date of issue of such notice and the Vendor shall give possession of the Shop/Flat to the Purchaser. The Vendor agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor. The Purchaser agree(s) to pay the maintenance charges as determined by the Vendor or Service Society of Purchasers, as the case may be. The Vendor on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2. The Purchaser shall take possession of the Shop/Flat within 15 days of the written notice from the Vendor to the Purchaser intimating that the said Shop/Flat is ready for use and occupancy.
- 7.3. Failure of Purchaser to take Possession of Shop/ Flat: Upon receiving a written intimation from the Vendor as per clause

7.1, the Purchaser shall take possession of the Shop/ Flat from the Vendor by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendor shall give possession of the Shop/ Flat to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

7.4. If within a period of Five Years from the date of handing over the Shop/ Flat to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Shop/ Flat or the building in which the Shop/ Flat is situated or any defects directly attributable to the Vendor on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Vendor at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act. Provided that the Vendor shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Vendor or beyond the control of the Vendor or which occur due to normal wear and tear or by reason attributable to the Purchaser.

8. The Purchaser shall use the Shop/ Flat or any part thereof or permit the same to be used only for purpose of commercial use for Shops and Residential Use for Flats and not for any other purpose whatsoever and specifically not for the purpose of Video Game Parlour, Pan Parlour, Garage, and Coaching Class. The Purchaser shall use the parking space only for purpose of keeping or parking vehicle and shall not store any other items in the said space. Further, the Purchaser shall not be entitled to use the said Shop/ Flat or permit the same to be used in a manner which may or is likely to cause nuisance or annoyance

to occupiers of the other Shop/ Flat nor for any illegal or immoral purposes or for the purposes prohibited by law.

9. The Purchaser along with other Purchaser(s) of Shop/ Flat in the building/Scheme shall join in forming and registering the Service Society or a Limited Company to be known by such name as the Vendor 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 registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Vendor within seven days of the same being forwarded by the Vendor to the Purchaser, so as to enable the Vendor to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser 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.
- 9.1 Within 15 days after notice in writing is given by the Vendor to the Purchaser that the Shop/ Flat is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Shop/ Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, electricity expenses for common areas, facilities, lights and elevator services, repairs and salaries of clerks, bill collectors, Security, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. The Purchaser hereto agree that the Vendor shall be entitled in its sole discretion to maintain the project land and building/s/scheme

for the initial period of One Year after getting Building Use Permission.

- 9.2 The Vendor have proposed to Society under available legal separate Forum to finally consist of the holders of Shop/Flat and shop/flats in the "VANDANAM" Scheme to hold the common area of shop/Flat to manage, administer, regulate and govern the operation running and maintenance of the same and the same will be vested with such Society. It is mandatory for the Purchaser and the Purchaser agrees to become member of such Society and the Purchaser will be bound by its constitution and rules and regulations as regards aforesaid that may be framed by such Society. For Shop/Flat holder The Purchaser shall be entitled to all rights as regards aforesaid, only claiming through such Society as its member and shall not have any direct independent right inside the Society.
- 9.3 Maintenance deposit Rs...../- (Rupees Only) will be kept by the vendor as an interest free deposit and the same shall be refunded to the service society after One Year without interest. It has also been further agreed upon that neither purchaser nor the service society shall have any right or claim to have any detailing from the vendor for the maintenance expenses incurred by the vendor out of aforesaid maintenance deposit paid by vendor.
- 9.4 The Purchaser shall pay an amount by way of common maintenance deposit fund to be Rs...../- (Rupees Only) this maintenance deposit shall be refunded as per clause 9.3, but if all member of service society cannot able to take over that deposit then vendor can utilize their deposit with interest to meet with the common electricity bills, salaries, repair and replacement of common amenities, facilities and services and towards maintenance of for incurring common expenses. If the income is found to be insufficient the vendor may utilize the said maintenance deposit,

or may require the purchaser to pay and additional amount as may be sufficient, in its opinion, to make good the deficit in such expenses. The decision of the vendor in all matters herein shall be final and binding upon the purchaser.

- 9.5 The said contribution by the Purchaser towards Common Maintenance Fund shall be transferable in the event of transfer or transmission of the said Shop/Flat by him/her/them/it.
10. Over and above the amounts mentioned in the agreement to be paid by the Purchaser, the Purchaser shall on or before delivery of possession of the said Shop/Flat shall pay to the Vendor such proportionate share of the outgoings as may be determined by the Vendor and which are not covered in any other provisions of this agreement.
11. The Purchaser shall pay to the Vendor all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Vendor in connection with formation of the said Society, or Limited Company and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Agreement for Sale and Conveyance Deed of the said Shop/Flat.
12. REPRESENTATIONS AND WARRANTIES OF THE VENDOR
The Vendor hereby represents and warrants to the Purchaser as follows:
- i. The Vendor has clear and marketable title with respect to the project land; as declared in the title Clearance Certificate annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
 - ii. The Vendor 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;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project.
- v. All approvals, permissions, licenses and permits issued by the competent authorities with respect to the Project/Scheme, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, permissions, licenses and permits to be issued by the competent authorities with respect to the Project/Scheme, project land and said building shall be obtained by following due process of law and the Vendor 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 Vendor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Vendor 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 Shop/ Flat which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Shop/ Flat to the Purchaser in the manner contemplated in this Agreement;
- ix. The Vendor 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 Building Use Permission in respect of the said Project/Scheme is granted by the Relevant/Competent Authority and thereafter the same shall be paid by the Purchaser proportionately with all other purchasers of the said Project/Scheme;

- x. 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 Vendor in respect of the project land and/or the Project.

13. The Purchaser/s himself/themselves with intention to bring all persons into whosoever hands the Shop/Flat may come, hereby covenants with the Vendor as follows :-

- i. To maintain the Shop/ Flat at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Shop/ Flat is taken and shall not do or suffer to be done anything in or to the building in which the Shop/ Flat 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 Shop/Flat is situated and the Shop/Flat itself or any part thereof in any manner of whatsoever nature. The Purchaser specifically agrees not to change or add any plumbing lines/water lines in the Shop/Flat in any manner of whatsoever nature and in the event the Purchaser doing so, the Purchaser shall be liable to bear all costs and expenses that may be incurred to rectify damages to any other Shop/Flat in the building or common areas due to such act of the Purchaser.
- ii. Not to store in the Shop/Flat any goods which are of hazardous, radioactive, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Shop/Flat 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 Shop/Flat is situated, including entrances of the building in which the Shop/Flat is situated and in case any damage is caused to the building in which the Shop/Flat is situated or the Shop/Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach and damages thereof.

- iii. To carry out at his own cost all internal repairs to the said Shop/Flat and maintain the Shop/Flat in the same condition, state and order in which it was delivered by the Vendor to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Shop/Flat is situated or the Shop/Flat 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 Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Shop/Flat 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 Shop/Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Shop/Flat is situated and shall keep the portion, sewers, drains and pipes in the Shop/Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the building in which the Shop/Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, partition or other structural members in the Shop/Flat without the prior written permission of the Vendor and/or the Service Society or the Limited Company.
- v. The Purchaser specifically agrees with the Vendor that

- a) No structural elements including PT slab, beams, columns, shear walls etc. shall be chiseled, core cut or punctured.
- b) No drilling shall be permitted in any of these elements mentioned above. (except of false ceiling or other suspending other services for which a drill depth of not more than 50mm into the slab may be permitted)
- c) No cutouts shall be done in the slabs without the permission of the Vendor and their structural consultants.
- d) No alterations or Modification is to be done in the structure or in any other civil work or if it is done in that case Purchaser would be solely responsible for damages done to building and to adjoining shop/Flat. And need to be repaired by its own cost.
- e) In the event, any heavier loading like battery rooms or large server rooms etc if planned anywhere then the weight for the same must be quantified by the Purchaser in advance and the same must be represented to the Vendor and their structural consultants. Further strengthening (localized) if required in that case and shall be arranged and provided for on a chargeable basis.
- f) Soil filling or garden loads shall not be kept within the Shop/Flat or in the areas other than the Vendor's architect planned and demarcated areas.
- g) Any inclined element (be it structural or non-structural) shall not be tempered with at all.
- h) Interior decorators must be strictly briefed to not temper with any structural element presumed as obstruction or redundant.
- i) That due care be taken to ensure that inflammable items not be used as part of the interior decoration and due fire ratings of those elements be understood prior to installation.
- vi. 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 Shop/Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Shop/Flat in the

compound or any portion of the project land and the building in which the Shop/Flat is situated.

- viii. Pay to the Vendor within fifteen days of demand by the Vendor, his/her/its share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Shop/Flat is situated.
- ix. 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 Shop/Flat by the Purchaser for any purposes other than for purpose for which it is sold.
- x. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement without prior written consent of the Vendor or part with the possession of the Shop/Flat until all the dues payable by the Purchaser to the Vendor under this Agreement are fully paid up and the necessary Deed of Conveyance is executed and registered by the Parties hereto.
- xi. The Purchaser shall observe and perform all the rules and regulations which the Service Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof and all resolutions that may be made from time to time for protection and maintenance of the said building and the Shops/Flats 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Service Society/Limited Company regarding the occupancy and use of the Shops/Flats 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.

- xii. The Purchaser shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xiii. The Purchaser shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xiv. The Purchaser hereby agrees that Air Conditioners shall be allowed to be placed only at the planned and specific spaces provided by the Vendor and at no other place outside the Shop/Flat. It is further agreed by the Purchaser that any exhaust/Ducting/Piping in any Shop/Flat shall be installed as per the plan/s and guidelines of the Vendor.
- xv. The Vendors shall decide the place, color and size of the name plate/Board which will be put in entrance of said building for indicating the name of the Shop/Flat Purchasers therein. It is hereby agreed that the Purchaser shall not put any other name plate or Board on any part of the building except on the door of the said Shop/Flat.
- xvi. The Purchaser hereby agrees with the Vendor and undertakes to pay amounts liable to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Vendors indemnified against the said payments and observance and performance of the covenants and conditions contained herein.
- xvii. The Purchaser hereby agrees that the said Building/scheme shall always be known, as **"VANDANAM"**, and the name shall not be changed in any circumstances whatsoever.
- xviii. The Purchaser hereby agrees that the said Shop/Flat shall be used, occupied and enjoyed by the Purchaser as one Shop/Flat and the Purchaser shall not divide or sub-divide the same for use as more than one Shop/Flat. It has been specifically agreed that the main door of the said Shop/Flat shall not be changed, altered in size or location. No other door, window or opening

shall be made in the said Shop/Flat other than as made by the Vendor on completion of the construction of the same.

- xix. The Purchaser hereby agrees that the Vendor may if it deems fit/viable in its sole discretion provide security, telephone cable, multipurpose cable, TV channels, piped gas line, intercom facility, Internet and other communication facilities and other facilities of common use and purpose in the scheme. These facilities may be provided through any outside agency under contract with him/it on such terms and conditions as may be finalized by the Vendor. Any agreement - arrangement that may be worked out for the same and the terms and conditions thereof will also be binding upon the Purchaser and other members in the scheme. The Purchaser may use such facilities as per rates - price - consideration and terms and conditions as may be fixed by the Vendor in that regard.
14. The Vendor shall maintain a separate account in respect of sums received by the Vendor from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Service Society or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
15. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modifications(s) made thereof and all other applicable laws including that or remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Vendor with such permission, approvals which would enable the Vendor to fulfill its obligations under this Agreement. Any refund, transfer or security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange

Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law.

16. The Purchaser understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/its shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws or applicable, as amended from time to time and the Vendor accepts no responsibility in this regard. The Purchaser shall keep the Vendor fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Vendor immediately and comply with necessary formalities if any under the applicable laws. The Vendor shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Shop/Flat applied for herein in any way and the Vendor shall be issuing the payment receipts in favour of the Purchaser only.
17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Shop/Flat or of the said project land and Building, or any part thereof. The Purchaser shall have no claim save and except in respect of the Shop/Flat hereby agreed to be sold to him on the terms and conditions mentioned herein, and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Vendor until the same is transferred as hereinbefore mentioned.
18. **VENDOR SHALL NOT FURTHER MORTGAGE OR CREATE A CHARGE**

After the Vendor executes this Agreement it shall not further mortgage or create a charge on the Shop/Flat 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 Purchaser who has taken or agreed to take such Shop/Flat.

19. BINDING EFFECT

Forwarding this Agreement to the Purchaser by the Vendor does not create a binding obligation on the part of the Vendor or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Vendor. If the Purchaser(s) fails to execute and deliver to the Vendor this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendor, then the Vendor shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

20. 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 Shop/Flat, as the case may be.

21. RIGHT TO AMEND

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

22. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASERS

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

23. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Shop/Flat to the total carpet area of all the Shop/Flat in the Project.

25. 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.

26. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Flat, or at some other place, which may be mutually agreed between the Vendor and the Purchaser at Ahmedabad, and shall be registered at the Flat of the Sub-Registrar concerned. Hence this Agreement shall be deemed to have been executed at Ahmedabad.

27. The Purchaser and/or Vendor shall present this Agreement as well as the conveyance at the proper registration of Shop/Flat of the Sub-Registrar concerned within the time limit prescribed by the Registration Act and the Vendor will attend such Shop/Flat and admit execution thereof.

28. That all notices to be served on the Purchaser and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Vendor by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses.

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

29. JOINT PURCHASERS

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

30. STAMP DUTY AND REGISTRATION

The charges towards stamp duty and Registration of this Agreement and the conveyance of the Shop/Flat, undivided proportionate share of land as well as all other documents to be executed by the Vendor in favour of the Purchaser shall be borne by the Purchaser.

31. DISPUTE RESOLUTION

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

32. GOVERNING LAW

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

33. That all the partners of VENDOR **ASSOCIATED BUILDCON** vide Letter of Authority dated have Authorized to sign and execute these present on behalf of the said VENDOR.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective signature in the manner hereinafter appearing at the place and the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Multipurpose Use Land bearing Final Plot No. 227/3 admeasuring 6697 Sq. Mtrs. of Town Planning Scheme No. 65 (Jagatpur) allotted in lieu of Block No. 146/C (Old Survey No. 111) of Mouje Jagatpur of Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) and the said land bounded as follows:

On the East By : 18.00 Mtrs. T. P. Road
On the West By : Limit of T.P. 33
On the North By : Final Plot No. 226
On the South By : Final Plot No. 227/2

THE SECOND SCHEDULE ABOVE REFERRED TO

All that proportionate undivided share to the extent of Sq. Mtrs. in the said project Land together with constructed property being **Shop/Flat No., admeasuring Sq. Mtrs. (Rera Carpet Area), Sq. Mtrs. (Wash Area), Sq. Mtrs. (Balcony Area) and Sq. Mtrs. (Terrace Area) and as per approved Plan Area of said Unit Sq. Mtrs. Situated on Floor in Block No. of the said Scheme known as “VANDANAM” together with undivided share in the Common Assets and right to use all the Common Amenities and facilities provided in the said Building/Scheme to be used in common with other Purchasers therein.**

THE THIRD SCHEDULE ABOVE REFERRED TO

Description of Common Assets and right to use amenities and facilities provided in the said Block and to be used in common with other Purchasers

The common assets, amenities and facilities being Lift, Stair Case, Passage leading to Shops/Flats, Over head Water Tank, Underground Water Tank with Pump and Electric Motor, Compound Wall, and Drainage and STP provided / situated in the said Building along with

Right to Use common areas, amenities and facilities in common provided in the Scheme known as **“VANDANAM”**.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(List of Shops/Flats with adjoining Terrace for exclusive use of such Shops/Flats Owners) as open to sky without doing any temporary or permanent construction thereon.

- (1) Terrace reserved for Shop No. 101 adjoining terrace of Shop No. 101
- (2) Terrace reserved for Shop No. 105 adjoining terrace of Shop No. 105
- (3) Terrace reserved for Flat No. A-101 adjoining terrace of Flat No. A-101
- (4) Terrace reserved for Flat No. A-102 adjoining terrace of Flat No. A-102
- (5) Terrace reserved for Flat No. A-203 adjoining terrace of Flat No. A-203
- (6) Terrace reserved for Flat No. A-204 adjoining terrace of Flat No. A-204
- (7) Terrace reserved for Flat No. B-103 adjoining terrace of Flat No. B-103
- (8) Terrace reserved for Flat No. B-104 adjoining terrace of Flat No. B-104
- (9) Terrace reserved for Flat No. B-201 adjoining terrace of Flat No. B-201
- (10) Terrace reserved for Flat No. B-202 adjoining terrace of Flat No. B-202
- (11) Terrace reserved for Flat No. C-101 adjoining terrace of Flat No. C-101
- (12) Terrace reserved for Flat No. C-102 adjoining terrace of Flat No. C-102
- (13) Terrace reserved for Flat No. C-103 adjoining terrace of Flat No. C-103

- (14) Terrace reserved for Flat No. C-104 adjoining terrace of Flat No. C-104
- (15) Terrace reserved for Flat No. D-101 adjoining terrace of Flat No. D-101
- (16) Terrace reserved for Flat No. D-102 adjoining terrace of Flat No. D-102
- (17) Terrace reserved for Flat No. D-103 adjoining terrace of Flat No. D-103
- (18) Terrace reserved for Flat No. D-104 adjoining terrace of Flat No. D-104
- (19) Terrace reserved for Flat No. E-101 adjoining terrace of Flat No. E-101
- (20) Terrace reserved for Flat No. E-102 adjoining terrace of Flat No. E-105
- (21) Terrace reserved for Flat No. E-103 adjoining terrace of Flat No. E-103
- (22) Terrace reserved for Flat No. E-104 adjoining terrace of Flat No. E-104
- (23) Terrace reserved for Flat No. F-101 adjoining terrace of Flat No. F-101
- (24) Terrace reserved for Flat No. F-102 adjoining terrace of Flat No. F-102
- (25) Terrace reserved for Flat No. F-103 adjoining terrace of Flat No. F-103
- (26) Terrace reserved for Flat No. F-104 adjoining terrace of Flat No. F-104

SIGNED AND DELIVERED BY
THE WITHIN NAMED VENDOR
ASSOCIATED BUILDCON
Through the hands of its
Authorised Signatory

In the presence of :

1. _____

2. _____

ANNEXURE - 1

MEMO OF CONSIDERATION

Rs...../- (Rupees Only) paid by the
Purchaser to the Vendor towards part
consideration money by Cheque No.
..... dated of
..... Bank,
Branch. The receipt whereof the Vendor
do hereby acknowledge.

ANNEXURE – 2

Balance Amount of Rs./- (Rupees
Only) against and at the time of handing over of the possession
of the Apartment to the Purchaser on or after receipt of
occupancy certificate or completion certificate.

Rs./-
=====

TOTAL TO BE PAID

SCHEDULE UNDER THE REGISTRATION ACT (32-A)

THE VENDOR

ASSOCIATED BUILDCON

Through its Authorised Signatory

.....

PURCHASER

.....

ANNEXURE A: PLANS

ANNEXURE B: RERA REGISTRATION CERTIFICATE

ANNEXURE C: SPECIFICATIONS OF SHOPS/FLATS

FLOORING

Drawing / Living /Bed Rooms

- Vitrified Tiles
- Kitchen
- Vitrified Tiles
- Granite Platform with S.S. Sink & Tiles up to Lintel Level

DOORS

Main Door

- Decorative Door with Wooden Plywood Frame
- Bedroom Door / Toilet Door
- Door / Flush with Wooden Plywood Frame

WINDOWS

- Single Glass Anodize Aluminum Windows

TOILETS

- Glazed / ceramic Tiles up to Lintel Level
- CP Fittings
- Standard Sanitary Ware in All Bathrooms

ELECTRIFICATION

- Single Phase Concealed ISI Copper Wiring with
- Modular Switches
- MCB Distribution Panel

PLASTER

- Internal : Single Mala Plaster in All Rooms
- External: Double Mala Plaster with Texture Finish

COLOUR

- Internal : Putty Finish
- External : Texture with Acrylic Paint

Amenities

- 24 X 7 CCTV Surveillance
- Senior Citizen Seat-Out
- Gym
- Indoor Games
- Children Play Area

VANDANAM

NAME : _____

SHOP/FLAT NO : _____