

List of Annexures

Sr. No.	Annexure No.	Document
1.	Annexure A	A copy of plan of land surrounded by red coloured boundary
2.	Annexure B	Copy of Index 2 of the said Agreement to Lease dated 28.03.2022
3.	Annexure C1	Copy of Commencement Certificate for the said Project
4.	Annexure C2	Copy of Further Commencement Certificate for the said Project
5.	Annexure D	Copy of plan showing the layout of the approved Project
6.	Annexure E	Copy of said Title Certificate
7.	Annexure F	Copy of RERA registration Certificate
8.	Annexure G	Copy of Floor Plan
9.	Annexure H	Copy of Unit Plan

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** (hereinafter referred to as this "**Agreement**") is made and entered into at Navi Mumbai on this [●] day of [●] 2023.

BY AND BETWEEN

M/S SARA REALTY partnership firm duly registered under the provisions of Indian Partnership Act 1932, bearing **PAN** ADFFS7625H having principal place of business at B-3, 203, Sector 2, Vashi, Navi Mumbai-400705 having Partners 1) Mr. Abhishek Nalin Sharma 2) Mr. Roshan Pramod More, 3) Akash Pramod More and 4) Mr. Mohammed Siraj Basheer, hereinafter represented by its Partner 5) Mr. Nalin Shyamlal Sharma, bearing PAN AZGPS1556E, Aadhar no. 434844531636 through its partner Mr. Abhishek Sharma authorized vide letter dated [●] hereinafter referred to as the "**Promoters**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its partner or partners for the being and survivor or survivors, heirs executors among them administrators or assignees of the last surviving partner) of the **FIRST PART**.

AND

[If the Allottee is individual]
(Name of Individual), Adult, Individual, Aged [●], PAN [●], Years, having address at [●] hereinafter referred to as "**Allottee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, successors executors, administrators, assigns and nominees) of the **SECOND PART**

[OR]

[If the Allottee is a Company]
(Name of the Company), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], (CIN no. [●]), PAN [●], having its registered office at [●], represented by its authorized signatory, [●], duly authorized

vide board resolution dated [●], hereinafter referred to as "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Directors and Shareholders, their successor-in-interest, executors, administrators and permitted assignees) of the **SECOND PART**

[OR]

[If the Allottee is a Partnership Firm]

(Name of the Partnership), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at [●], (PAN [●]), represented by its authorized partner, [●], (Aadhar no. [●]) authorized vide letter dated [●], hereinafter referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the **SECOND PART**

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as "**Party**".

I. WHEREAS

- A. The CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a company incorporated under the Companies Act, 1956 (as amended with Act No. 18 of 2013) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021, (hereinafter referred as "The Corporation") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966(Maharashtra Act No XXXVII of 1966) (hereinafter referred to as 'The said Act') for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;
- B. The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation, by order duly made in that behalf as per the provisions of section 113 of the said Act;
- C. In response to the tender application, the Corporation has allotted Plot No. 49, Sector 15, Belapur, Navi Mumbai admeasuring area 2629.05 sq. mtr., as more particularly mentioned in the First Schedule hereunder (hereinafter referred to as "said Land") to Promoter vide Allotment Letter dated 16.11.2021 issued by the Corporation (hereinafter referred to as the said "**Allotment Letter**"). The said Land is earmarked for Residential + Commercial purpose under "MM-SCH-15-2021-22" scheme. A copy of plan of Land surrounded by red coloured boundary is hereto annexed and marked as "Annexure A"
- D. The Promoter has complied with the conditions of said Allotment Letter. Accordingly, the Corporation vide "Agreement to Lease" dated 28.03.2022 agreed to grant a lease of the said Land to the Promoter on the terms and conditions more particularly stated therein. The said "**Agreement to Lease**" is registered on 29.03.2022 with the sub- registrar of assurance Thane -3, bearing no TNN-3-5717-2022 (hereinafter referred to as said "**Agreement for Lease**"). A copy of Index 2 of the said Agreement to Lease dated 28.03.2022, is hereto annexed and marked as "**Annexure B**"

- E. As per the policy of the planning authority total available FSI on the said Land is 14370 sq. mtrs. The Promoter received assessment order from the Navi Mumbai Municipal Corporation ("**NMMC**") and upon payment of necessary development charges and other related charges as assessed by the Corporation, Promoter consequently received the "**Commencement Certificate**" vide Ref No. NMMC/TPO/BP/1962/2022 dated 29.06.2022 and "**Amended Commencement Certificate**", bearing Ref No. NMMC/TPO/BP/1962/2022 dated 10.02.2023 for construction of **One Residential and Commercial Building**, consisting of **2 (Two) Wings, Basement + Ground floor plus 14 (Fourteen) upper floors of 06 (Six) total shops and 106 (One Hundred and Six) total flats i.e. 112 (One Hundred and Twelve) total units**, along with **243 car-parking spaces and 120 Two wheeler Parking Spaces** and thereby utilizing a total **Built Up Area of 13917.92 sq. mtrs**, more specifically mentioned in the Second Schedule hereunder along with internal amenities described in Fourth Schedule and common external amenities as more particularly described in Fifth Schedule (hereinafter referred to as the "**Project**"/ "**Building**"). A copy of said "**Commencement Certificate dated 29.06.2022**" is hereto annexed and marked as "**Annexure C1**" and a copy of "**Amended Commencement Certificate dated 10.02.2023**" is hereto annexed and marked as "**Annexure C2**". The said Building shall be developed under the name "**ANTALYA**", and the plan showing the layout of the Project is hereto annexed and marked as "**Annexure D**".
- F. While sanctioning the plans the NMMC has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter when developing the said Project on the said Land upon due observance and performance of which the completion and occupation certificates in respect of the said Project shall be granted by the concerned planning authority.
- G. The Promoter has upon request, given inspection to the Allottee of all the documents of title including copies of Agreements, Development Permissions and Commencement Certificate; "**Certificate of Title dated 28.06.2022**" in respect of said Land issued by Advocate Manali Saraf and of such other documents as are specified under applicable statute and rules and regulations. A Copy of said Title Certificate is Annexed hereto as "**Annexure E**"
- H. In addition, the Allottee has perused the "**Architect Certificate**" and drawing certifying the carpet area of the said flats/shops along-with limited common area. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice.
- I. The Promoter has appointed Mr. Piyush Tak, Concept Design Cell, architect for the said Project who is registered with the Council of Architect and having address at 903, Shelton Sapphire, CBD Belapur, Navi Mumbai.
- J. The Promoter has appointed a Structural Engineer firm being Structural Concept Designs Pvt. Ltd. having address at 803, Maithili Signet, Plot 39/4, Sector 30A, Vashi, Navi Mumbai 400705 for the preparation of the structural design and drawings of the Project and the Promoter has accepted the

professional supervision of the Architect and the Structural Engineer till the completion of the Project.

- K. The Promoter has registered the said Project under the provisions of the RERA 2016 with Real Estate Regulatory Authority bearing registration no. P51700046637. A Copy of RERA registration Certificate is Annexed hereto as "**Annexure F**"
- L. Promoter has informed the Allottee that vide sanction letter dated [●] issued by Aditya Birla Finance Limited, Promoter has obtained an approval for project loan of Rs. [●] (Rupees [●] Only) in respect of said project. Therefore, Promoter has mortgaged the said Land along with constructed area to be constructed on the said Land with the said Aditya Birla Finance Limited by executing a Mortgage Deed on 29.11.2022, and registered with the sub-registrar of assurances at Belapur, on 29.11.2022, bearing registration no. 22184/2022 and obtained disbursement of the loan up to an amount of Rs. [●] (Rupees [●] Only). The Allottee has perused the said Loan documents (Project Finance) executed by Promoter.
- M. The Allottee has demanded inspection from the Promoter and the Promoter has given inspection to the Allottee of all documents of title relating to the said Land/Project including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records, Development Permissions etc. and all other documents as specified under the RERA and the rules and regulations made thereunder. Upon demand by the Allottee/s enquiry, the Promoter herein has requested to the Allottee to carry out independent search by appointing his/her/their own Attorney/Advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee is fully satisfied with the title of the Promoter in respect of the said Land and the Promoter's right to construct building/s thereon in accordance with the sanctions and approvals granted from time to time and sale / allot various units comprising in the building/s to any person of its choice and the Allottee has agreed not to raise any requisitions on or objections to the same;
- N. The Allottee has inspected the registration of said Project on the website of RERA along with the documents uploaded therein and is satisfied with the same. The Allottee has seen the Land prior to execution of this Agreement. The Allottee has also taken inspection of the said Title Certificate, Commencement Certificate and sanctioned plans as referred above. The Allottee has also inspected plans, designs and specifications prepared by Promoter's Architect and Structural Engineer and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016.
- O. The Allottee has confirmed that the Allottee is satisfied in all respects with regard to the title of the Promoter in respect of the said Land and further in respect of the said Unit (defined hereinbelow). The Allottee confirms that the Allottee has waived his right to any further investigation or raise any objection to the title of the Promoter to the said Land and the competency of the Promoter to enter into this Agreement.
- P. The Allottee/s has/have approached the Promoters and offered to purchase a residential/commercial Flat No. [●]/Shop No. [●], admeasuring [●] Carpet

Area, on the [●] Floor, in the project known as "**Antalya**" being constructed by the Promoters on the said Land (hereinafter referred to as "the said Unit") which is more particularly described in Third Schedule hereunder for a total consideration of Rs. [●]/- (Rupees [●] only) ("**Total Consideration**") and on the terms and conditions hereinafter appearing. The Copy of Floor Plan annexed and marked as "**Annexure G**" and the copy of Unit Plan is annexed and marked as "**Annexure H**". The Allottee shall also be entitled to certain limited common area and facilities as per approved plan, appurtenant to the said Unit being balcony and/or terrace area admeasuring [●] sq. mt. at no additional consideration ("**Utilities Area**")

- Q. At and before the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. [●]/- (Rupees [●] Only)** with all other charges) being "**Initial Booking Amount**" for the Purchase of the said Unit agreed to be sold by the Promoter to the Allottee, the receipt whereof the Promoter does hereby admit and acknowledge. The Allottee has agreed to pay to the Promoter balance consideration in the manner hereafter appearing.
- R. For the purpose of this Agreement, "**Carpet Area**" shall mean as stated in the Real Estate (Regulation and Development) Act, 2016, with the rules thereunder ("RERA"), being the net usable floor area of an apartment, excluding, the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.
- S. The Promoter in compliance of section 13(1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written Agreement for Sale of the said Unit in favour of the Allottee/s, being in fact these presents and also to register said Agreement for Sale under the Registration Act, 1908, the Parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents.
- T. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein; The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the said Project.

II. NOW THEREFORE, THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREEDBY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. PROJECT

- 1.1. The Promoter is fully seized and possessed of Plot No. 49, Sector 15, Belapur, Navi Mumbai admeasuring area 2629.05 sq. mtr., as more particularly mentioned in the First Schedule hereunder (hereinafter referred to as "**said Land**").
- 1.2. The Promoter received "**Commencement Certificate**" vide Ref No. NMMC/TPO/BP/1962/2022 dated 29.06.2022 and "**Amended Commencement Certificate**", bearing Ref No. NMMC/TPO/BP/1962/2022 dated 10.02.2023 for the Construction of One Residential and Commercial

Building, consisting of **2 (Two) Wings, Ground floor plus 14 (Fourteen) upper floors of 6 (Six) total shops and 106 (One Hundred and Six) total flats i.e. 112 (One Hundred and two) total units**, along with **243 car-parking spaces and 120 Two wheeler Parking Spaces**, thereby utilizing a total Built Up Area of **13917.92 sq. mtrs**, more specifically mentioned in the Second Schedule hereunder, along with internal amenities described in Fourth Schedule and common external amenities as more particularly described in Fifth Schedule (hereinafter referred to as the "**Project**" / "**Building**"). The said Project shall be developed under the name "**ANTALYA**". A copy of said "**Commencement Certificate dated 29.06.2022**" is hereto annexed and marked as "**Annexure C1**" and a copy of "**Amended Commencement Certificate**" dated **10.02.2023**" is hereto annexed and marked as "**Annexure C2**". The said Building shall be developed under the name "**ANTALYA**", and the plan showing the layout of the Project is hereto annexed and marked as "**Annexure D**".

- 1.3. The said Project shall be developed in accordance with the plans, designs, specifications approved by competent authority with only such variation as may be required to utilize the total **Built Up Area of 14370 sq. mtrs**. If required, the Promoter shall carry out minor modifications and compliances as may be deemed fit;
- 1.4. The Promoters hereby reserve full right and absolute authority to develop the said Project by utilization of benefits available under aforesaid UDCPR. The Allottee shall execute irrevocable consent if required to be submitted to competent authority in such form and manner as the said authority may demand. Allottee shall not withhold the same in any manner and shall cooperate Promoter in this regard;

2. UNIT AND CONSIDERATION

- 2.1. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Flat No. [●] / Shop no. [●] admeasuring [●] carpet area, balcony and/or terrace area [●] on the [●] Floor, in [●] Wing of Building (hereinafter referred to as "**the said Unit**"), **along with 1 car-parking as per approved layout**, in the said Project known as "**ANTALYA**" being constructed by the Promoters on the said Land at the price and on the terms and conditions hereinafter appearing which is more particularly described in Second Schedule hereunder for a total consideration of Rs. [●] (Rupees [●] only) ("**Total Consideration**")

3. MODE OF PAYMENT

- 3.1. The Allottee agrees and understands that timely payment towards purchase of the said Unit as per payment plan/schedule hereto is the essence of this Agreement. The Allottee has paid on or before execution of this Agreement a sum of Rs. [●] (Rupees [●] only) as "**Initial Booking Amount**" at the time of booking and hereby agrees to pay to that Promoter the balance amount of Rs. [●] (Rupees [●] only) in the following manner

Sr. No.	Percentage	Details Stage of Building Completion	Amount (in Rs.)

1.	Not exceeding 10% of Total Consideration	Initial Booking Amount paid before this Agreement on commencement of work	[●]
2.	Not exceeding 10% of Total Consideration	Upon Execution of this Agreement	[●]
3.	Not exceeding 10 % of Total Consideration	On Completion of Shore Piling	[●]
4.	Not exceeding 10% of Total Consideration	On Completion of Raft and Walls of Basement	[●]
5.	Not exceeding 5% of Total Consideration	On Completion of Plinth	[●]
6.	Not exceeding 3% of Total Consideration	On Completion of 1 st Floor Slab	[●]
7.	Not exceeding 3% of Total Consideration	On Completion of 3rd Floor Slab	[●]
8.	Not exceeding 3% of Total Consideration	On Completion of 5th Floor Slab	[●]
9.	Not exceeding 3% of Total Consideration	On Completion of 7th Floor Slab	[●]
10.	Not exceeding 3% of Total Consideration	On Completion of 9th Floor Slab	[●]
11.	Not exceeding 3% of Total Consideration	On Completion of 11th Floor Slab	[●]
12.	Not exceeding 3% of Total Consideration	On Completion of 13th Floor Slab	[●]
13.	Not exceeding 4% of Total Consideration	On Completion of 14th Floor Slab	[●]
14.	Not exceeding 5% of Total Consideration	On Completion of walls, internal plaster, floorings, doors and windows of said Unit	[●]
15.	Not exceeding 5% of Total Consideration	On Completion of Sanitary Fittings, staircases, Lift wells, Lobbies upto the floor level of the said Unit	[●]
16.	Not exceeding 5 % of Total Consideration	On Completion of external Plumbing and external plaster, elevation, terraces with waterproofing of the building.	[●]
17.	Not exceeding 10 % of Total Consideration	On Completion of lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas	[●]

		appertain and all other requirements as prescribed in this Agreement for Sale.	
18.	Not exceeding 5% of Total Consideration	At the time of handing over of the possession of the Unit and after receipt of Occupancy Certificate or Completion Certificate	[●]
100%		GRAND TOTAL	[●]/-

- 3.2. The Allottee shall be liable to pay and hereby agrees to pay to Promoter any statutory taxes (as made applicable or amended from time to time) like GST or any other charges, levy, tax, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter then the Allottee shall make over such payment to Promoter within 7 days upon receiving a notice of demand (demand letter) from Promoter.
- 3.3. Any payments made by the Allottee to the Promoter shall be first appropriated towards GST, then outstanding interest and balance if any, towards the principal sums of the instalments of the said consideration. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 3.4. The Total Consideration is exclusive of contribution (being common maintenance charges as detailed below) and of any statutory levies and taxes as are or will be applicable or payable hereunder in respect of the said Unit. The Allottee confirms and agrees that from the date of possession when the said Unit is handed over to the Allottee, all such taxes, levies and contribution shall be borne and paid by the Allottee.
- 3.5. The Allottee shall deduct tax at source on the consideration amount at the prevailing rate, if applicable and furnish a TDS certificate to the Promoter within the time limit provided under Income Tax Act, 1961.
- 3.6. The receipt for the payments made shall be issued by Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account after the Promoter.
- 3.7. The Total Consideration is escalation free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said Notification/order/rule/regulation to that effect along with the demand

letter being issued to the Allottee, which shall only be applicable on subsequent payments.

- 3.8. The Allottee shall make payment of the balance amount immediately upon it becoming due, without any delay or demur for any reason whatsoever, failing which the outstanding amount shall carry interest at such rates as prescribed in the law till the time of payment or realization.
- 3.9. Without prejudice to its rights and remedies under this Agreement, the Allottee hereby agrees that in the event that any portion of the Consideration is not paid by the Allottee within the time periods as set out in this Agreement, the Promoter shall have a charge lien on the said Unit to the extent of the unpaid amount, except the cases where non-payment is on account of or attributable to default by the Promoter in compliance of its obligations hereunder.
- 3.10. The Allottee shall also be entitled to proportionate rights in the common areas and facilities appurtenant to the Project. The nature, extent and description of the common areas and facilities which are more particularly described in the Fifth Schedule annexed herewith.

4. MODE OF PAYMENT

- 4.1. The Allottee/s shall make all payments of the Total Consideration to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / electronic transfer any other instrument drawn in favour of "M/S Sara Realty" A/c No. 777705554378, IFSC NO – ICIC0000151 with ICICI Bank, Branch Vashi, Navi Mumbai. In case of any financing arrangement entered by the Allottee/s with any financial institution for availing home loan with respect to the said Unit, the Allottee/s undertakes to direct such financial institution to disburse/pay all such amounts towards Total Consideration due and payable to the Promoters through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of "M/S Sara Realty" A/c No. 777705554378, IFSC NO – ICIC0000151 with ICICI Bank, Branch Vashi, Navi Mumbai. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Unit and shall be construed as a breach on the part of the Allottee/s. In case of change of bank account number as mentioned above, the Allottee/s shall make payment as conveyed by Promoters in writing to the Allottee/s.

5. INTEREST ON UNPAID DUE AMOUNT

- 5.1. Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the instalments on the due dates, the Allottee/s shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % per annum, with monthly interests, on all the amounts which become due and payable by the Allottee to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement nor shall it be construed as condonation of delay by the Promoter. The amount of interest may be informed to the Allottee from time to time or on completion of the said Project, and the Allottee has agreed to pay the same as and when demanded before the possession of the said Unit.

6. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE

- 6.1. The Promoters have disclosed the title of the said Land as well as encumbrances, if any, known to the Promoters in the title report of the advocate annexed hereto. The Promoters have also disclosed to the Allottee nature of its right, title and interest or right to construct the said Project, and also given inspection of all documents to the Allottee as required by the law. The Allottee having acquainted himself/herself/themselves with all facts and right of the Promoter and after being satisfied with the same has entered into this Agreement.

7. SPECIFICATIONS AND AMENITIES

- 7.1. The specifications and internal amenities of the Unit to be provided by the Promoter in the said Project and the said Unit are those that are set out in the Fourth Schedule hereunder. Common external amenities for the Project on the said Plot are stated in the Fifth Schedule hereunder. In the Project considering the maintenance and the stability of the building and internal structures, it is herein specifically informed by the consultant of the Promoter to not allow any internal changes. Therefore, as per the policy adopted by the Promoter, there shall be no customization permitted inside the said Unit changes such as civil, electrical, plumbing etc. If any such modification / customization is done by the Allottee after handover of possession by the Developer, it shall be liability of the Allottee only.

8. POSSESSION OF THE UNIT

- 8.1. Schedule for possession of the said Unit: The Promoter agrees and understands that timely delivery of possession of the Unit is the essence of the Agreement subject to receipt of Total Consideration and dues of the Promoter and taxes thereon are paid by the Allottee in respect of the said Unit. In terms of these presents, the Promoter, based on the approved plans and specifications, assures to hand over possession of the said Unit by or before 30.06.2027.
- 8.2. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of-
- (i) war, civil commotion or act of God;
 - (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 8.3. Procedure for taking Possession: The Promoter, upon obtaining the occupancy certificate from the local/competent/planning authority shall offer in writing to the Allottee intimating that the said Unit is ready for use and occupation. The Allottee herein shall inspect the said Unit in all respects to confirm that the same is in accordance with the terms and conditions of this Agreement, complete the payment of Total Consideration and dues to the Promoter as per terms and conditions of this Agreement and take the possession of the said Unit within 15 days from the date of written intimation issued by the Promoter to the Allottee herein. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges of Rs. [●]/- (Rupees [●] only) per sq. ft. by the Promoter/association of Allottees, as the case may be.

- 8.4. Failure of Allottee to take Possession of Unit: Upon receiving a written intimation from the Promoter as per clause above, the Allottee shall take possession of the Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Unit to the Allottee. In case the Allottee fails or commits delay in taking possession of said Unit within the time provided in clause above, such Allottee shall be liable for payment of maintenance charges as applicable, property tax, electricity charges and any other expenses and outgoings in respect of the said Unit and the Promoter shall not be liable for the maintenance, wear and tear of the said Unit.
- 8.5. Compensation: Except for occurrence of the events stating herein above, if the Promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason not attributable to the acts of Promoter; the Promoter shall be liable, on demand, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with the interest as provided under the Act.

Provided that where if the Allottee does not intend to withdraw from the said Project, the Promoter shall pay the Allottee interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession of the Unit.

9. TIME IS ESSENCE

Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Project and handing over the Unit to the Allottee and the common areas to the association of the Allottees after receiving the Occupancy Certificate or the Completion Certificate or both as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as per payment table in this Agreement.

10. TERMINATION OF AGREEMENT

- 10.1. Without prejudice to the right of Promoter to charge interest in terms of clause no. 5 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee 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 committing three defaults of payment reminders, the Promoter shall at his own option, terminate this Agreement. Provided that, Promoter shall give notice of 15 days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his 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 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.

- 10.2. That the Allottee shall not be entitled to raise any objection to termination made by the Promoter if the conditions as mentioned in this agreement hereinabove are fulfilled and that Promoter shall be authorized to unilaterally register the cancellation deed with the registrar without any recourse to the Allottee. In case of termination of this Agreement, the Promoter may forfeit up to 10% of Agreement value as damages towards cancellation (hereinafter referred to as "**the pre- determined damages**") accepted by Allottee as being reasonable and fair estimate from the consideration amount paid by Allottee till the date of termination and shall refund the balance amount to the Allottee. Such refund to the Allottee shall be within 30 days of termination. Further, Allottee shall not be entitled to claim refund from the Promoter the amounts paid by the Allottee to the government namely GST, stamp duty, registration and legal charges. Since the Allottee has defaulted, the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded. Upon termination of this Agreement Promoter shall be at liberty to dispose of and sell the Unit to such person and at such price as the Promoter may in his absolute discretion think fit. However, in case Allottee challenges such termination before any authority then Promoter shall be entitled to hold the refund till conclusion of such dispute.
- 10.3. For whatsoever reason if the Allottee herein, without any default or breach on his/her/their part, is desirous to terminate this Agreement/transaction in respect of the said Unit then, the Allottee herein shall issue a prior written notice to the Promoter as to the intention of the Allottee and on such receipt of notice the Promoter herein shall be entitled to deal with the said Unit with prospective buyers. After receipt of such notice of intention to terminate this Agreement from the Allottee, the Promoter shall issue a 15 days' notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation the Allottee shall be entitled to receive the refund of consideration, subject to terms of this Agreement and applicable provision of RERA Act and the rules thereunder
- 10.4. It is specifically agreed between the Parties hereto that, if the transaction in respect of the said Unit between the Promoter and Allottee herein is terminated as herein above written then all the instruments under whatsoever head executed between the Parties hereto or between the Promoter and Allottee herein, in respect of the said Unit, shall stand automatically cancelled and either Party shall have no right, title, interest or claim against each other except as provided hereinafter.

11. DEFECT LIABILITY

- 11.1. If within a period of five years from the date of handing over the Unit to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Unit or the Building in which the Unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

12. FORMATION OF COMMON ORGANISATION FOR THE PROJECT

- 12.1. Considering the Promoter herein is carrying on the construction/development on the said Land as aforesaid and further to carry out the maintenance of Project and common external amenities and facilities more conveniently, there shall be an Association of Allottees as a Co-operative Society or Company (hereinafter referred to as "Common Organization") which may be formed by prevailing local laws as may be applicable to the said Project, which the Promoter shall decide as suitable for the Unit holders in the said Project which is under construction on the said Land.
- 12.2. The Allottee along with other Allottees of units in the Project shall join in forming and registering the said Common Organization 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 registration of the Common Organization for becoming a member, including the bye-laws of the proposed Common Organization and duly fill, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the Common Organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws or the memorandum and/or articles of association, as may be required by the Registrar of such Common Organization, as the case may be, or any other competent authority.
- 12.3. The Promoter shall, within 3 months from the date of completion of the said Project including utilizing FSI as stated in Clause 1 above and (as per Occupancy Certificate issued by Competent Authority) and upon all the Allottees of the Project taking over the possession of their respective units, cause to convey to the Common Organization the said Land along-with the Building, thereon.

13. COMMON MAINTENANCE CHARGES

- 13.1. After the Promoter gives intimation in writing to the Allottee that the said Unit is ready for use and occupation, the Allottee shall be liable to pay for proportionate shares of outgoings to local authority and/or Government such dues shall be paid within 15 days of such intimation in respect of the said Land and Project namely water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security, sweepers and all other expense necessary and incidental to the management and maintenance of the Project of the said Land. Such proportionate share of expense shall be calculated on the basis of carpet area of the said Unit.
- 13.2. The Allottee shall pay to the Promoter advance maintenance /deposit of such an amount that is along with the applicable GST as common maintenance charges for upkeep and maintenance of common areas and facilities in the said building (like electricity of common areas, security, property tax, maintenance of common areas, salaries) until conveyance of said land is executed in favor of the Common Organization, subject to a maximum period of eighteen months from the date of notice specified herein. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favor of the Common Organization as aforesaid. The Allottee undertakes to pay such contribution within fifteen days of receiving notice that the said Unit is ready for possession and shall not withhold the same for any reason whatsoever. Provided that if

the Allottee does not pay its share of the common maintenance charges within 15 days of receiving the notice of demand in this regard then the Promoter shall be entitled to levy interest on such delayed payment from the date when the payment is due till the date of actual payment, as prescribed under MAHA RERA and rules made thereunder.

- 13.3. That the Promoter shall not be liable to repair or maintain the common areas like staircase, lifts, lobbies if these are damaged by the Allottee while shifting goods or while getting interior work done in the Unit purchased. The Allottee shall be liable to restore the original position of damaged areas at his own cost and effort.
- 13.4. Where the Allottee has to make any payment in common with other Allottees in said Project, the same shall be in proportion which the carpet area of the said Unit bears to the total carpet area of all units in the said Land.
- 13.5. The Promoter shall be liable to maintain a separate bank account for the purpose of collecting the above-mentioned deposit and yearly/monthly maintenance charges along with applicable GST. All expenses towards maintenance shall be paid from such bank account till the Common Organization is formed and thereafter such bank account shall be closed and entire accounts and amount if any therein shall be handed over by the Promoter to the Common Organization. In case of any deficit in the account the Promoter shall be entitled to collect the deficit proportionately from the Common Organization before conveyance of said Land.
- 13.6. All costs, charges and expenses in connection with the formation of Common Organization, the professional cost of the Advocates or Solicitors for preparing all legal documents shall be borne by the Allottee in proportion to the carpet area of the said Unit. The Promoter shall contribute towards such expenses only to the extent of unsold units which are retained by the Promoter.
- 13.7. Provided that the cost of conveyance of the said Land to common organization shall be borne by the Allottees collectively and they shall come forward to accept conveyance of the said Land in the name of Common Organization formed within 15 days of receiving intimation for such conveyance from the Promoter. The common external amenities as specified in Fifth Schedule shall be conveyed to the Common Organization upon completion of development of the said Project on the said Land.

14. PAYMENT OF TAXES, CESSSES, OUTGOINGS

- 14.1. The Allottee herein is well aware that the Government of India has imposed GST on construction cost and which construction cost is to be determined as provided under the aforesaid act. The responsibility to pay the aforesaid tax from time to time to the Government has been imposed on the Promoter and hence it is agreed between the parties hereto that the Allottee herein shall bear and pay the aforesaid tax amount on every instalment of payment of Total Consideration on time.
- 14.2. If at any time, after execution of this Agreement, GST is imposed/increased under respective statute by the Central and State Government respectively and further at any time before or after execution of this agreement. Any

additional taxes/ duty/ charges/ premium/ cess/ surcharge etc., by whatever name called is levied or recovered or becomes payable under any statute/rule /regulation/notification/order either by the Central or the State Government or by the local authority or by any revenue or other authority, on the said Unit or this agreement or the transaction herein, the same shall exclusively be paid/borne by the Allottee. The Allottee hereby, always indemnifies the Promoter from all such levies, cost and consequences, provided that the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

- 14.3. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the Land and Project namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, electricity usage, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Land and Project. Until the Common Organization is formed and the said structure of the Building is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building is executed in favour of the Common Organization as aforesaid. On such conveyance/assignment or lease being executed for the structure of the Building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Common Organization, as the case may be.
- 14.4. Notwithstanding anything stated herein above, the liability to pay the aforesaid taxes, outgoings, other charges etc. will always be on Allottee of the said Unit and if for whatsoever reason, the respective Recovering Authority recovers the same from the Promoter then in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee along with interest and Allottee herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee in writing. It is further specifically agreed that aforesaid encumbrance shall be on said Unit being first charge of the Promoter. The Allottee herein with due-diligence has accepted the aforesaid condition.

15. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- 15.1. The Promoter has clear and marketable title with respect to the Land as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out development upon the Land and also has actual, physical and legal possession of the Land for the implementation of the Project.
- 15.2. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project.

- 15.3. There are no litigations pending before any Court of Law with respect to Land or Project except those disclosed in the title report.
- 15.4. The Promoter has disclosed all drawings, sale plans, other drawings as given to the Promoter by the appointed Architect, Structural Consultants and any other consultants appointed by the promoter to the Allottee and the Allottee is aware that professional liability has been undertaken by them individually with the Promoter which shall prevail on these consultants individually or cumulatively if there is any loss/ harm is caused to the Allottee and based on these said details of the drawings any of the calculations and areas shown, the Allottee has agreed to take the said Unit.
- 15.5. All approvals, licenses and permits issued by the competent authorities with respect to the Project 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 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 and common areas.
- 15.6. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee created herein may prejudicially be affected.
- 15.7. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land, including the Project and the said Unit which will, in any manner, affect the rights of Allottee under this Agreement.
- 15.8. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement.
- 15.9. At the time of execution of the conveyance deed/assignment of the structure to Common Organization of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Project to the Common Organization of the Allottees.
- 15.10. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings whatsoever payable with respect to the said Project to the competent authorities.
- 15.11. 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 Land) has been received or served upon the Promoter in respect of the Land and/or the Project.

16. COVENANTS AS TO USE OF SAID UNIT

The Allottee with intention to bring all persons into whosoever hands the Unit may come, hereby covenants with the Promoter as follows for the said Unit and also the said Project in which the said Unit is situated:

- 16.1. To maintain the Unit at the Allottee's own cost in good and tenantable repair and condition from the date the possession of the Unit is taken and shall not do or suffer to be done anything in or to the Building in which the Unit 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 Unit is situated and the Unit itself or any part thereof without the consent of the local authorities, if required.
- 16.2. Not to store in the Unit any goods which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the Unit is situated or storing of which goods is objected to by the concerned local or any other authority and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- 16.3. To carry out at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit which may be contrary to the rules and regulations and byelaws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- 16.4. Not to demolish or cause to be demolished the Unit 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 Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit 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 Unit is situated and shall not chisel/ core-cut or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the Unit without the prior written permission of the Promoter and/or the Common Organization.
- 16.5. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Land and the Building in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- 16.6. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the Land and the building in which the Unit is situated.
- 16.7. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Unit is situated.

- 16.8. 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 Unit by the Allottee for any purposes other than for purpose for which it is sold.
- 16.9. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- 16.10. The Allottee shall observe and perform all the rules and regulations which the Common Organization may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Common Organization regarding the occupancy and use of the Unit 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.
- 16.11. Till the conveyance of the structure of the building in which Unit is situated is executed in favour of Common Organization, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- 16.12. The Promoter and/or its agent shall at all times be allowed to enter the said Building and the Land to show the unsold shops and flats in the said Building to potential buyers until such time all units are sold.
- 16.13. That the Allottee shall indemnify and keep indemnifying the Promoter towards or against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee.
- 16.14. That the parking spaces allotted to the Allottee shall be used only for the purposes of parking and that the said space is designed and made for use of parking a vehicle. That this has been clearly made aware to the Allottee and the same has been agreed by the Allottee to follow.

17. RESTRICTIVE COVENANT

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit unless all amounts as agreed upon in this agreement is paid by the Allottee to the Promoter and unless this agreement is duly stamped under the Maharashtra Stamp Act, 1958 and registered under the Registration Act, 1908. The Allottee shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him. All open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the Land is conveyed to the entity of Allottees.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

The Allottee hereby grants their consent to the Promoter for availing such loan and /or financial assistance on such terms and conditions as the Promoter may deem fit and proper subject to the repayment thereof by the Promoter. After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Unit.

19. SEPARATE ACCOUNT FOR SUMS RECEIVED

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee towards total consideration of the said Unit and as advance or deposit, sums received on account of the share capital for the formation of the Common Organization, towards the out goings, legal charges etc.

Provided that the Promoter shall be allowed to withdraw the sums received from the Allottee and utilise the same as contemplated and permitted under the said act and rules and regulations made thereunder.

20. NAME OF THE PROJECT

- 20.1. Notwithstanding anything contained anywhere in this Agreement, it is specifically agreed between the Parties hereto that, the Promoter herein has decided to have the name of the Project "Antalya" or as decided by the Promoter and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on the building and at the entrances of the scheme. The Allottees in the said Project or proposed Common Organization are not entitled to change the aforesaid Project name and remove or alter Promoter's name board in any circumstances. This condition is essential condition of this Agreement.
- 20.2. The Developer is also entitled to put/fix permanent attractive signboard, glow sign, name of the building, name of the Project and brand name of the Promoter at the gate and/or on the plot and/or on the Building for which the Promoter shall cause a separate electrical meter to be installed.

21. NOTICE

- 21.1. Upon an instalment becoming due, the Promoter shall issue a notice of demand cum Invoice giving maximum 15 days' time from date of notice to Allottee for making the payment of instalment. The said notice of demand shall be accompanied by certificate from the architect certifying the satisfactory completion of the stage of work for which the payment is due.
- 21.2. All notices including notice of demand to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served, if sent to the Allottee and the Promoter by Registered Post A.D/ Speed Post and notified mail ID at their addresses specified below. Such delivery of mail or dispatch of post shall be treated as sufficient compliance from the Promoter. Thereafter, the Allottee shall be barred from claiming the non-receipt of the notice of demand.

Name & Address (Allottee)

Address: [●]

Email: [●]

Name & Address (Promoter) M/S. SARA REALTY

Address: B-3, 203, Sector 2, Vashi, Navi Mumbai-400705

Email: sararealty16@gmail.com

- 21.3. Upon handing over of the possession of the Unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address specified hereinabove unless there is a specific written request to revise the address for communication.

22. ENTIRE AGREEMENT AND RIGHT TO AMEND

- 22.1. This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit. This Agreement may only be amended through written consent of the Parties.

23. MEASUREMENT OF THE CARPET AREA OF THE SAID UNIT

- 23.1. The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the Unit 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 Architect of the Project. If there is any reduction in the Carpet Area within the defined limit then Promoter shall refund the excess money paid by Allottee within 45 (Forty-Five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the Carpet Area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement. That in such a case, the Parties hereto agree that a nominated surveyor / architect as an expert be appointed mutually to take his expert opinion of measuring the said unit and submitting the said details.

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

- 24.1. 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 said project shall equally be applicable to and enforceable against any subsequent Allottees of the Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.
- 24.2. That the Allottees agree that they shall not object to any easement rights that need to be given to any person in and around the said Project and shall neither object to any such proceedings of land acquisition undertaken by a government agency including any compensation/ benefit given to the Promoter in turn for which no conveyance has occurred to the ultimate body expressly stated in this Agreement and for which no consideration is specially

dispensed by the Allottee to the Promoter for the same; save and except his right to enjoy and use the Unit purchased by him and any other rights given by the Promoter to the Allottee for which consideration has been dispensed.

25. REGISTRATION OF THIS AGREEMENT

- 25.1. The Promoter herein shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Allottee will attend such office and admit execution thereof, on receiving the written intimation from the Promoter.

26. WAIVER NOT A LIMITATION TO ENFORCE

- 26.1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Consideration Table including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.
- 26.2. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

27. DISPUTE RESOLUTION

- 27.1. If any dispute or differences arises out of or in relation to this Agreement then the both the Parties shall endeavor to discuss the matter amicably and shall negotiate in good faith to endeavor to resolve the matter by mutual discussion. If any dispute arising has not been resolved by the Parties within fifteen (15) days after the date of dispute raised, the Party raising the dispute shall give written notice of it to the other Party then the matter shall be submitted by either party to the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

28. GOVERNING LAW AND JURISDICTION

- 28.1. 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. All disputes concerning this agreement shall be subject to the jurisdiction of courts in Mumbai.

29. JOINT ALLOTTEES

- 29.1. That in case there are joint allottees, they shall be considered as joint and severable Allottees for the purpose of these clauses in this Agreement and all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

30. INVESTOR CLAUSE

- 30.1. In the event, Allottee has purchased the said Unit as an Investor and intends to sell the said unit within a period of 3 years from the date of this Agreement, then in such case, Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 1958. Without prejudice to the Allottee's right as an Investor, the Allottee may

continue to hold the said Unit like any other Allottee if he does not sell it within 3 year.

IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

FIRST SCHEDULE

(Land Schedule)

ALL THAT piece or parcel of land known Plot No. 49, Sector 15, Belapur, Navi Mumbai admeasuring area 2629.05 sq. mtr. ("**said Land**")

The said Land is bounded as follows:

On or towards the North	:	Plot No. 50
On or towards the South	:	Plot No. 48
On or towards the West	:	Plot No. 41
On or towards the East	:	30.00 M Wide Road

SECOND SCHEDULE

(Project Schedule)

One Residential and Commercial Building, known as "Antalya" consisting of **2 (Two) Wings, Basement + Ground floor plus 14 (Fourteen) upper floors of 06 (Six) total shops and 106 (One Hundred and Six) total flats i.e. 112 (One Hundred and Twelve) total units**, along with **243 car-parking spaces and 120 Two wheeler Parking Spaces** and thereby utilizing a total **Built Up Area of 13917.92 sq. mtrs**, to be constructed on the above mentioned said Land

THIRD SCHEDULE

(Unit Schedule)

Flat No. [●]/ Shop No. [●] admeasuring [●] sq. mt. carpet area, [●] balcony and/or terrace area, on the [●] Floor, [●] Wing (hereinafter referred to as "**the said Unit**") **along with 1 car parking space** in the Project known as "Antalya" to be constructed on the said Land.

FOURTH SCHEDULE

(List of internal Amenities)

Kitchen

- Vitrified flooring & Granite platform with stainless steel sink
- Tiles upto window level above platform

Living & Bedrooms

- Gypsum finished walls in rooms
- Vitrified flooring

Bathrooms & Toilets

- Concealed plumbing with hot & cold diverter Arrangement of reputed make
- Premium sanitary fittings / Antiskid flooring
- Exhaust fan in all bathrooms
- Provision for geyser in all bathrooms
- Full height glazed tiles

Doors & Windows

- uPVC Sliding Windows

- Decorative finish doors

Electrical Fittings

- Legrand or equivalent switch board & switches
- Extensive electrical layout with telephone, TV & AC points
- Provision for internet connectivity

Painting

- All internal walls with premium emulsion paint.

FIFTH SCHEDULE (List of External Amenities)

- Breathtaking Elevation
- Showroom Size Commercial Space
- Intelligent lift Mechanism of Branded Make
- Ample Robotic Car Parking as per Approved Plan
- Refreshingly Designed Entrance Lobby
- Advanced Fire Fighting System
- High Tech CCTV Surveillance for Common Areas
- Intercom Facility in All Flats
- Fully Equipped Gymnasium
- Extravagant & Scenic Rooftop Sky Garden
- Added Security with Video Door Phone
- Power Backup Facility for lifts & Common Areas
- Swimming Pool
- Name board of the Building with Glow sign with separate electricity meter

SIGNED AND DELIVERED BY WITHIN NAMED "PROMOTER"	SIGNATURE	PHOTOGRAPH	LEFT HAND THUMB IMPRESSION
M/S SARA REALTY bearing PAN ADFFS7625H Through its Partner and authorized signatory MR. ABHISHEK SHARMA			
SIGNED AND DELIVERED BY WITHIN NAMED "ALLOTTEE"	SIGNATURE	PHOTOGRAPH	LEFT HAND THUMB IMPRESSION
[Name of Allottee] PAN [●]			

IN PRESENCE OF: 1. 2.			

PAYMENT RECEIPT

Received from [●] on this [●] date a sum of Rs. [●]/- (Rupees [●] Only) vide Cheque No. "[●]" drawn on [●] Bank, dated [●] as and by way of Initial Booking Amount out of the Total agreed Consideration of Rs. [●] (Rupees [●] Only) in respect of the purchase of unit being Flat No. [●] and/or Shop No. [●], admeasuring [●] carpet area, on the [●] Floor, (hereinafter referred to as "**the said Unit**") in the said Project known as "**Antalya**", constructed on all that piece and parcel of land bearing Plot No. 49, Sector 15, Belapur, Navi Mumbai admeasuring area 2629.05 sq. mtr. or thereabouts.

WE SAY RECEIVED
M/S SARA REALTY
bearing PAN ADFFS7625H
Through its
Partner and authorized signatory
MR. ABHISHEK SHARMA

WITNESSES:

- 1.
- 2.

Place: Navi Mumbai
Date