

AGREEMENT

This Agreement made at _____ this _____ day of _____ in the year Two Thousand and **Eighteen**.

BETWEEN:

M/S. MIRACLE GURUKRUPA DEVELOPERS

A partnership firm registered under the
Indian Partnership Act, 1932 with the office
at – 102+103, Sanskruti Mantra,
2056, Sadashiv Peth, Pune 411 030.
PAN : ABBFM 2069 B

By its Partners -

1. SHRI RAVINDRA DATTATRYA PATE
age about 47 years, Occupation : Business
Residing at – Flat No.501+502, Rajyog,
Swastic Colony, Karvenagar, Pune.
2. SHRI NIVRUTTI DYANOBA BANDAL
age about 57 years, Occupation : Business
Residing at – S.No.44/4/5, Sonal, Undri, Pune.
3. MRS. SUNITA MADHUKAR BANDAL
age about 47 years, Occupation : Business
Residing at – S.No.44/4/5, Sonal, Undri, Pune
4. SHRI MEGHRAJ TECHCHAND KATHURIYA
age about 67 years, Occupation : Business
Residing at – 404, Cortiya Nyati Estate,
Mahammadwadi, Pune.

Hereinafter referred to as **THE PROMOTER**

[which expression unless repugnant to the context or meaning thereof shall mean and include its partners for the time being constituting the firm their respective heirs, executors, administrators and assigns] **OF THE FIRST PART**

AND:

1. MRS. MANJUSHA SANDEEP CHARWAD
age Adult, Occupation : Housewife
Residing at – At Post Vadgaon Budruk, Pune.
2. MRS. VARSHA LAXMIKANT KAWADE
age Adult, Occupation : Housewife

Residing at – Manjari Farms, Mouje Manjari, Pune.

3. MRS. SUREKHA ISHWAR KAD
age Adult, Occupation : Housewife
Residing at – Undri Pune.
4. MRS. JAYSHREE ISHWAR KAD
age Adult, Occupation : Housewife
Residing at – Undri, Pune.
5. MRS. SUNITA MADHUKAR BANDAL
age Adult, Occupation : Housewife
Residing at – Undri, Pune.

By their constituted Attorney -

SHRI

Hereinafter referred to as **THE CONSENTING PARTY**

[which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns] **OF THE SECOND PART**

AND:

SHRI/SMT.

age about years, Occupation :

Residing at –

PAN :

Hereinafter referred to as **THE ALLOTTEE / PURCHASER**

[which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns] **OF THE THIRD PART**

WHEREAS

A] Land admeasuring 8850.86 Sq.mtrs. out of Phase I consists of Commercial Building Nos. A and B situated in all that piece and parcel of land and ground bearing S.No.53 Hissa Nos.9/2, 9/3 and 9/4 (new) S.No.86 (old), Mouje Undri, Pune within the Registration, Sub-District, Taluka Haveli, Dist. Pune and within the limits of PMRDA/PMC and more particularly described in First Schedule hereunder is owned by the Consenting Party herein which is hereinafter referred to as “The Project Land”.

B] i. The land now bearing S.No.53/9, Mouje Undri, Pune was formerly bearing S.No.86/9 and was admeasuring an area of 4 acres 16 gunthas and which formerly belonged to Shri Bala Genu Ghule.

- ii. The said Bala Genu Ghule expired in or about 1944, leaving behind his son - Shri Eknath Bala Ghule as his only heir.
- iii. The said Eknath Bala Ghule had filed application to get his name and the names of his sons mutated in the revenue records as per their respective possessions. On the basis thereof the land bearing S.No.86/9, was sub divided and separate 7/12 extracts were opened as under :

Name	S.No.	Area
Ramdas Eknath Ghule	86/9/1	1=04
Sopana Eknath Ghule	86/9/2	1=04
Balkrishna Eknath Ghule	86/9/3	1=04
Subhash Eknath Ghule	86/9/4	1=04

- iv. Thereafter on the basis of the order of the Tahasildar bearing No. THO/WATAP/13/86 dated 01.06.1976, the said land along with some other lands were re-partitioned amongst Shri Eknath, Sopana, Ramdas, Subhash and Balasaheb and one Parsharam Laxman Ghule, wherein the lands bearing S.Nos.86/9/1, 86/9/2, 86/9/3 and 86/9/4 each admeasuring 44.5 Are were given to the share of Shri Ramdas Eknath Ghule and mutations were changed in the revenue records vide Mutation Entry No.3112 dated 11.06.1986.

- C] The said S.No.86 was changed as S.No.53 Mouje Undri and entry to that effect was made in the revenue records.

- D] Shri Ramdas Eknath Ghule along with his wife Anjanibai, son - Sameer and daughter - Asha Chandrakant Kunjir expired in a car accident on 22.09.2005, leaving behind him daughters - Surekha Ishwar Kad, Sunita Madhukar Bandal, Jayashree Ishwar Kad, Manjusha Sandeep Charwad and Varsha Laxmikant Kawade as their only heirs. The names of the said heirs were mutated in the revenue records vide Mutation Entry No. 6993 dated 18.10.2005.

- E] i. During his lifetime Shri Ramdas Ghule and others had filed statement u/s 6(1) of the ULC Act 1976, thereby declaring their holding of urban land. Vide Judgement dated 13.02.2004, in ULC Case No.1227-G, the Competent Authority held the owners to be holding surplus land to the extent of 10020.00 Sq.mtrs. out of S.No.86/9/1 to 4 vide Order u/ 8(4) dated 13.02.2004.

- ii. The said Owners thereafter had filed application for exemption of the said surplus land u/s 20 of the said Act. The Additional Collector & Competent Authority vide Order bearing No.ULC/S-20/D-3/P-208/Undri/04 dated 10.05.2004 exempted the said land admeasuring 10020.00 Sq.mtrs. out of S.Nos.53/9/2, 53/9/3 and 53/9/4, under the Talegaon Dabhade Scheme subject to the terms contained therein.

- iii. The plans of the proposed building to be constructed on the said entire land totally admeasuring 17800 Sq.mtrs. were sanctioned by the Town Planning Authority vide No.Layout/NABP/Mouje Undri/S.No.53/9/1 to 3 (new), S.No.86/9/1 to 4/SSP/2648 dated 30.11.2004. In the said plan the retainable land and the surplus land were identified. The permission for the non agricultural use for the retainable land admeasuring 6000 Sq.mtrs. was obtained from the Collector Pune vide Order bearing No.PMH/NASR/335/2004 dated 03.01.2005. The permission for the non agricultural use for the remaining land admeasuring 11800 Sq.mtrs. was obtained from the Collector Pune vide Order bearing No.PMH/NASR/135/2005 dated 29.07.2005.
 - iv. The Owners thereafter filed application for permission to construct multi storied buildings on the said surplus land instead of carrying the Talagaon Dabhade scheme thereon. The Govt. vide its decision dated 08.11.2007, granted permission on the same terms and conditions as mentioned in the exemption order dated 10.05.2011, subject to 5% of the constructed premises to be given to the Govt. and that the area of the proposed flats should not exceed 80 Sq.mtrs. A Corrigendum bearing No.ULC/S-20/P-208/Undri/464 dated 10.05.2011, to that effect was issued by the Addl. Collector and Competent Authority. The construction of the proposed buildings was to be completed within a period of 3 years from the date of the said order. On payment of the requisite penalty, the said period for completion was extended upto 10.12.2016 by the Govt. vide letter dated 21.03.2016.
- F] As it was not possible for the said owners to carry out the construction activity by themselves, and as it was necessary to complete the scheme as per the exemption order, the said Owners decided to grant development rights of the said surplus land along with the retainable land to a competent builder who would complete the said scheme as per the exemption order dated 10.05.2011.
- G] i. By an Agreement and Power of Attorney dated 18.06.2008 which are registered at the Office of the Sub Registrar Haveli No.XI at Serial No.6502/08 and 6503/08, (1) Mrs. Surekha Ishwar Kad, (2) Mrs. Sunita Madhukar Bandal, (3) Mrs. Jayashree Ishwar Kad and (4) Mrs. Munjusha Sandeep Charwad entrusted their respective shares in the land bearing S.No.53, Hissa Nos.9/1, 9/2, 9/3 and 9/4 admeasuring an area of 11868 Sq.mtrs. out of the total area of 17800 Sq.mtrs. to M/s Shree System Developers for development and construction. The entire consideration was paid to the said owners at the time of the execution of the Development Agreement.

- ii. By another Agreement of Development and Power of Attorney dated 04.09.2008 which are registered at the Office of the Sub Registrar Haveli N.IX at Serial Nos.9020/2008 and 9021/2008, Smt. Varsha Laxmikant Kawade entrusted her share admeasuring 2966.66 Sq.mtrs. to M/s Shree System Developers for development and construction
- iii. Each of the sisters i.e. the above mentioned (1) Mrs. Sunita Madhukar Bandal, (2) Mrs. Surekha Ishwar Kad, (3) Mrs. Jayashree Ishwar Kad, (4) Mrs. Munjusha Sandeep Charwad and (5) Mrs. Varsha Laxmikant Kawade executed sale deeds in respect of their respective 5.93 Are (obtained by them as legal heir of their deceased sister late Asha Chandrakant Kunjir) in favour of M/s Shree System Developers. Details of Sale Deeds is as under –

	Name	Area	Date & Registration No. of the Sale Deed
a.	Manjusha Sandeep Charwad	5.93 Are	19.10.2012 Haveli No.12 Sr.No.8131/2012
b.	Varsha Laxmikant Kawade	5.93 Are	03.03.2014 Haveli No.12 Sr.No.1574/2014
c.	Surekha Ishwar Kad	5.93 Are	16.10.2013 Haveli No.12 Sr. No.6971/2014
d.	Jayshree Ishwar Kad	5.93 Are	28.11.2014 Haveli No.12 8054/2014
e.	Sunita Madhukar Bandal	5.93 Are	30.09.2015 Haveli No.20 Sr. No.5940/2015

The entire consideration was paid to each of the aforesaid owners i.e. the Consenting Party herein under their respective agreements and nothing remains due and payable by M/s Shree System Developers to the Consenting Party herein. The possession of the said land was delivered to M/s. Shree System Developers at the time of the execution of the said agreements. By the said Agreement M/s Shree System Developers also became entitled to assign its rights of development in respect of the said surplus land in favour of any person or party.

- iv. By the aforesaid Development Agreements M/s Shree System Developers obtained the rights of development in respect of the surplus land as well as the ownership rights in respect of retainable

land. Thus M/s Shree System Developers obtained the rights in respect of the entire property admeasuring 17800 Sq.mtrs.

H] The layout of the said entire land bearing S.No.53/9/1 to 9/4 totally admeasuring 17800 Sq.mtrs. was submitted for revision and the same was sanctioned by the ADTP vide No.540 dated 28.01.2013.

As per the said revised plan of the entire property admeasuring 17800 Sq.mtrs. the surplus land is shown to admeasure 10020 Sq.mtrs. Land admeasuring 225.73 Sq.mtrs. is under reservation for road widening and the surplus land on which the said scheme u/s-20 is to be carried out is shown to admeasure 8550.86 Sq.mtrs. which is inclusive of the Open Space admeasuring 979.43 Sq.mtrs. but is excluding the Amenity Space admeasuring 1469.14 Sq.mtrs.

I] For just and sufficient reasons as it was not possible for M/s Shree System Developers to do and carry out the work of development as per the terms of the exemption order bearing No.ULC/S-20/P-208/Undri/464/11 dated 10.05.2011. it decided to assign its rights in respect of the surplus land admeasuring 8550.86 Sq.mtrs. out of the total surplus land admeasuring 10020 Sq.mtrs. (excluding the Amenity Space retained by M/s Shree System Developers) obtained by it under the various aforesaid Development Agreements and Power of Attorneys.

J] By Deed of Assignment of Development Rights dated 21.10.2016 registered at the Office of the Sub Registrar Haveli No.12 at Serial No.6976/2016, M/s Shree System Developers assigned its rights in respect of a surplus land admeasuring 8550.86 Sq.mtrs. out of the total surplus land admeasuring 10020 Sq.mtrs. to M/s Miracle Gurukrupa Developers i.e. the Promoter herein. The Promoter agreed to undertake the development of the said surplus land as per exemption Order of the Competent Authority dated 10.05.2011.

The said Consenting Party through constituted Attorney – Shri Anil Haridas Shah and M/s Shree System Developers also executed Power of Attorney on 21.10.2016 registered at the Office of the Sub-Registrar Haveli No.12 at Serial No.6977/2016 in favour of partners of M/s Miracle Gurukrupa Developers.

K] By aforesaid registered Deed of Assignment and Power of Attorney dated 21.10.2016 the Promoter has the development rights of Phase I more particularly described in the First Schedule hereunder written (hereinafter referred to as “The Project Land”) and to construct thereon Commercial Building/wing/s bearing Nos. A and B in accordance with the terms and conditions contained in the Deed of Assignment/ Power of Attorney ”.

L] The following things regarding the title to the said Property are to be noted -

- (i) Any covenants affecting the said property.(As mentioned in the Development Agreement, Assignment Deed and exemption order)
- (ii) Any impediments attached to the said property (NIL)
- (iii) Number and Area Occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property. (Nil / There are no tenants)
- (iv) Details of illegal encroachment on the said property (Nil)
- (v) Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained. (Nil)
- (vi) Details of mortgage or lien or charge on the said property.) (Nil)

M] The Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

N] The Promoter is in possession of the project land.

O] Nature and Particulars of the entire scheme are as under –

a] The layout is sanctioned for the area of 10020.00 Sq.mtrs. After excluding area of amenity space of 1469.14 Sq.mtrs. and area under Road admeasuring 225.73 Sq.mtrs. the balance area admeasuring 8325.13 Sq.mtrs. is under development. The layout plan is sanctioned by PMRDA vide Letter bearing No.BHA/CR No.1004/15-16/Mouza Undri/S.No/G.No./CTS No.53/9/1,2,3,&4 & other dated 24.08.2016. The Promoter will revise the said layout in future and it will be sanctioned when permitted by availing FSI for road under reservation and paid FSI or TDR. The Promoter has filed the requisite affidavit regarding Environmental Clearance as required by Law.

b] The entire project is divided in four phases called Phase I, II, III and IV.

Phase I consists two Commercial Buildings Nos. A and B. Each building is comprising of ground floor. There are 16 shops bearing Shop Nos.1 to 16 in Building No.A and 16 shops bearing Shop Nos.17 to 32 in Building No.B. Each Shop is having a loft.

Phase II consists of one Residential Building/Wing No. A comprising of Parking plus eight floors. Phase III consists of one Residential Building/Wing No.B comprising of parking plus eight floors. Phase IV consists of one Residential Building / Wing No.C comprising of parking plus eight floors. In future on the presently sanctioned building/wings in Phase II, III and IV additional two floors i.e. ninth and tenth floor will be constructed.

This agreement pertains to Phase No. I only which consists of presently sanctioned Commercial Building / Wing Nos.A and B, having total built up area of 658.22 Sq.mtrs. Copy of the said plan is annexed herewith as ANNEXURE C-1. All the terms mentioned below pertain to Phase No. I only.

- c] Separate Premises Society for each Commercial Building in the said Phase i.e. of Commercial Building Nos. A and B in Phase No. I will be formed and structure of the said Building/Wing will be conveyed to the said society. Also separate society of each of the three residential buildings will be formed. After completion of the entire scheme i.e. all the five buildings federation / apex body will be formed of all the said five societies and entire land along with all common area and facilities such as open space, club house, internal roads, transformer, STP, under- ground water tank etc. will be conveyed to such federation/ apex body subject however that each Premises Society of Commercial Building nos. The said area for commercial buildings will be separated from the remaining land. The area in between the Commercial Building nos. A and B upto road shall be exclusively used by Residential buildings for their separate common gate and security wherefrom entry to only shop owners / holders may be permitted for ingress and exgress for use of common amenities like open space and club house. Shop holders will not be entitled to park their vehicles beyond the said gate between Commercial Building nos. A and B.
- d] It is hereby specifically made clear and agreed that the said Sale Deeds will be only of structures of the buildings (for this agreement structure of Phase No.I) as per the provisions of the Real Estate Regulatory Act, 2016 and especially the form of the agreement stipulated therein. Accordingly for each Building in the said entire project separate society will be formed and structure of building/s in the said phase will be conveyed to the respective society and Federation / apex body of all the societies will be formed and entire land will be conveyed to the said federation or apex body. In case any impediment or additional cost entails on sale of the land to the apex body or for any other reason then by a supplementary deed of sale (as a supplement to the sale deed for Phase No.I) notional land in entire project will be conveyed to each of such societies as stamp duty is paid for entire flat i.e. structure plus land. The said notional land area will be calculated in proportion to built-up area of each Building to the total built-up area in all the phases. In the above event apex body or service society will be formed of all the societies only for the purpose of maintenance of the common area and facilities of which all the allottees of all the apartments in all the phases will be beneficiaries and all the terms and conditions

regarding the same as contained in this agreement shall remain applicable.

- e] The Promoter has started the construction work of the said Phase No.I / Commercial Building nos. A and B and the same is presently completed upto excavation.
- f] i. As per Annexure C-1 the said project consists of two commercial wings bearing Nos.A and B.
ii. Particulars of each building/wing is as under –

Wing No.	Floors	Built up Area in Sq.mtrs.
A	Ground Floor with Loft	329.11
B	Ground Floor with Loft	329.11

- g] It is hereby declared that sanctioned plan/s have been shown to the Allottee/s and the Floor Space Index (FSI) available is shown in the said plan/s. Similarly, the Floor Space Index, if any, utilised as floating floor space index or in any manner, i.e. to say transfer from the said land or floor space index of any other property used on the said land is also shown in the plan/s. In this Agreement, the word FSI or Floor Area Ratio shall have the same meaning as understood by the Planning Authority under its relevant building regulations or bye-laws. The Promoter shall be entitled to float F.S.I. of the Property in the present scheme to any other property and vice-versa if so permitted by the concerned authority. The Promoter shall also be entitled to use the FSI of the internal roads, road widening FSI, and paid FSI, TDR, etc. on the said building and or other buildings in the layout of the said project.

P] The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The Promoter reserves the right to change the Architect & or the Structural Engineer if at all required.

Q] The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building / buildings.

R] By virtue of the Development Agreement / Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said buildings to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof.

S] On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s Ankur Associates (Prakash Kulkarni) and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

T] The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as 'Annexure 'A' and 'B' respectively.

U] The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

V] The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as 'Annexure D'

W] The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

X] While sanctioning the said plans concerned local authority and/or Government had laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

Y] The Promoter has accordingly commencement construction of the said building/s in accordance with the said proposed plans.

Z] The Allottee has applied to the Promoter for allotment of an Apartment No._____ on Ground floor (hereinafter referred to as the said "Apartment") situated in the building/wing No._____ (hereinafter referred to as the said "Building") being constructed in the First phase of the said project.

AA] The carpet area of the said Apartment is _____ Sq.mtrs and “carpet area” means the net usable floor area of the apartment, excluding the area covered by the external walls, areas under services shafts, appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal walls of the apartment.

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

AC] Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. _____/- (Rs. _____) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration the manner hereinafter appearing.

AD] The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at ____ no. _____ authenticated copy is attached in Annexure “F”.

AE] Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AF] In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by the between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Plot.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER -

1. The Promoter shall construct the said Commercial building/s/ Wing bearing Nos.A and B as mentioned above, on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by the Government authorities or due to change in law.

- 1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No._____ of carpet area admeasuring _____ Sq.mtrs. [as defined in RERA] on _____ floor in the Commercial building / wing No.----- (hereinafter referred to as “The Apartment”) as shown in the Floor Plan thereof hereto annexed and marked Annexure C-1 for the consideration of Rs._____-/- including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(NOTE- The price of the Apartment including the proportionate price of the common areas and facilities).

In the above stated carpet area as defined under RERA The carpet area of the above apartment is ----- sq mtrs (as per RERA) in addition to the carpet area The area of loft as _____ sq mtrs Hence the total carpet area of the said apartment _____sq mtrs This explanation is given for better understanding of both the parties and also for clarity for calculation of value for stamp purposes.

- 1(b) The total aggregate consideration amount for the apartment is thus Rs._____-/-
- 1(c) The Allottee has paid on or before execution of this agreement a sum of Rs._____-/- (Rs._____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs._____-/- (Rs._____ only) in the following manner :
- (i) Amount of Rs._____-/- (Rs. _____ only) (not exceeding 20% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- (ii) Amount of Rs._____-/- (Rs._____ only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

- (iii) Amount of Rs. _____ /- (Rs. _____ only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slab including podiums and stilts of the building or wing in which the said Apartment is located.
- (iv) Amount of Rs. _____ /- (Rs. _____ only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the wall and internal plaster,
- (v) Amount of Rs. _____ /- (Rs. _____ only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plaster of the said Apartment.
- (vi) Amount of Rs. _____ /- (Rs. _____ only) (not exceeding 90% of the total consideration) to be paid to the Promoter on completion of the waterproofing, of the building and flooring in which the said Apartment is located.
- (vii) Amount of Rs. _____ /- (Rs. _____ only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the electrical fittings, sanitary fittings and painting work, rolling shutters which the said Apartment is located.
- (viii) Balance Amount of Rs. _____ /- (Rs. _____ only) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Price of the said Apartment mentioned above excludes Taxes (consisting of tax paid or payable by the Promoter by way G.S.T and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter) up to the date of handing over the possession of the said Apartment.

The Allottee/ s authorize/ s the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/ s undertake not to object/ demand/ direct the Promoter to adjust his payments in any manner.

After execution of this agreement G.S.T or such other taxes, whatsoever, is levies or becomes payable under any statute /rule /regulation notification/ order/ in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the

said Apartment or the said agreement or the transaction herein, shall exclusively be paid/ borne by the Allottee/ s. The Allottee/ s hereby, indemnifies the promoter from all such levies, cost and consequences.

It is agreed between the parties that G.S.T or any other tax, levy or assessment as may be levied by the Govt. and/ or by any other statutory authorities on account of sale of the said Apartment etc. and/ or any other payment incidental to this transaction, then the Allottee/s shall be liable to pay the same to the Promoter as and when it is levied by the Govt. or any other authority.

The Allottee/ Purchaser shall be obliged to pay to the Promoter GST at the rate levied under the provisions of the the Central Goods and Services Tax Act 2017 and / or State Goods and Services Act 2017 and the respective rules framed thereunder at the time of payment of each installment of the price and other money payable under this agreement to the Promoter. The Promoter shall pay such levy to the concerned authorities under said statutes.

1(e) The Total price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agree that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoter shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect alongwith the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within 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 clause 1(a) of this Agreement.

- 1(g) The Allottee authorizes the Promoter to adjust / appropriate all payments made by him / her under the 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/her payments in any manner.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulation and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificate in respect of the Apartment.
- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the society 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 installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above ("Payment Plan")
- 3. The Promoter hereby declares that the Floor Space Index i.e. total built-up area available as on date in respect of Building/Wing Nos .A and B in the Project land / Phase No.I is 658.22 Sq.mtrs. only.
- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 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 of installments, or the Allottee committing breach of any term of this agreement, the Promoter shall at its own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, 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 condition 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.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refunded to the Allottee subject to adjustment and recovery of any agreed liquidated damages of Rs.25,000/- or any other amount which may be payable to Promoter within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter. The amount will be refunded to the Allottee at the time of the Allottee executing and registering Deed of Cancellation of this agreement and on resale of the said apartment by the Promoter to other person whichever is later.

Provided further that the Promoter at its option and discretion, without terminating the agreement, shall be entitled for specific performance thereof and to recover the amount due with interest thereon and in addition the Promoter shall also be entitled to damages and losses suffered because of the delay in payment of the balance consideration. In the above event as Promoter has opted not to terminate the agreement, the Promoter shall not be liable to refund the amount. Also the Promoter may exercise the option either to terminate or not terminate the agreement at any time after default and especially when the Promoter receives concrete offer for re-sale of the Apartment so that after termination Promoter will be able to execute the agreement with the new purchaser/allottee.

- 4.3 The Allottee is aware that depending upon various promises and assurances given by the Allottee, the Promoter has incurred and shall incur the expenditure and will make commitments to third parties and therefore in the event of cancellation of the Agreement

by the Allottee for any reason whatsoever, the Promoter in addition and without prejudice to other remedies and rights and towards reimbursement and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Agreement being terminated by the Allottee for any reason whatsoever, the Promoter shall be entitled to retain, withhold and forfeit a minimum amount of Rs.25,000/- from and out of the amount so far then paid by the Allottee to the Promoter and the Promoter shall be liable to repay only the balance amount (if any) from the amount received by the Promoter on resale of the said Apartment. In this case reduction in price of the apartment will be considered as damages/loss of the Promoter in addition to other loss and expenses. Thus in case of termination of this agreement for any reason, taxes such as GST / VAT etc. already paid by the Promoter if not reimbursed by the Government shall be as loss by the Promoter and recovered from the amount payable to the Allottee.

5. The fixture and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of January 2020. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its control and of its agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him/her in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

- (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, Environment Authority, authority under Mines and Minerals, Collector, or any disputes or matters relating to the property pending final determination by the courts or any other authorities

- (iii) non-availability of steel, cement, other building materials, water or electric supply;
- (iv) Changes in any Rules, Regulations and Bye-Laws of various statutory bodies and authorities from time to time then affecting the development and the project.
- (v) Delay in grant of any sanction of plan, NOC/permission/licensee connection/installation of any services such as lifts, electricity and water connections and meters to the Scheme/Apartment, Road NOC or completion certificate from appropriate authority.
- (vi) Delay or default in payment of dues by the allottee under these presents.
- (vii) Pendency of any litigation.
- (viii) Any act beyond the control of the Promoter.
- (ix) Non availability of adequate labour for any reason.
- (x) Force-Majeure

7.1 Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the project.

Possession of the Apartment shall be delivered on or before 31st January 2020 and possession of the amenities like club-house, etc. shall be delivered on or before 31st January, 2024.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy.

7.3 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoter as per clause 7.1 the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and

the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable, subject however that the Promoter shall be entitled to terminate this agreement for the reason of Allottee failing to act as above.

- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are 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 its 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.

Provided however, that it is agreed that the prescribed liability period under the Act shall be deemed to have commenced from the date of obtaining the Completion Certificate or from the date on which the Promoter has given the necessary intimation under this clause, whichever is earlier.

Provided further that the Allottee/s shall not carry out any alterations of whatsoever nature in the said apartment or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection in the bathroom as this may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void. Further, the allottee shall be liable of paying damages, if any, to allottee / owner / user of the apartment below.

- 7.5 (a) The Allottee shall not damage, take support of any RCC members like RCC columns, RCC beams, or RCC slabs or make changes therein or affect the same in any manner without taking specific permission in writing from the Promoter.

(b) The Allottee specifically agrees not to undertake any addition/alteration without taking specific permission in writing from the promoters. He/They also agree not to change / alter position of the signage. No encroachment, on atrium / passage / stair etc. will be allowed. The Allottee shall occupy / display his

materials, within boundaries of his/her apartment only. On no account goods are to overflow on common areas.

(c) The defect mentioned above is manufacturing structural defect and not caused by wear and tear or by weather fluctuations (such as crack developed in plaster) or lack of maintenance on the part of the Allottee or the organization (as the case may be). Regarding the items which are got manufactured or supplied by Promoter from outside agencies (e.g. lift, generator, inverter, Sanitary wear, C.P. Fitting) and who have given their guarantees, the said guarantees, subject to the terms thereof, shall continue and shall be the contracts between the said manufacturer or supplier and the Allottee or organization since the date of delivery of possession of the Apartment/ unit to the allottee and the Promoter shall not be responsible for the same.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used for permitted purpose only.–He/She/They shall use the parking space only for purpose of keeping or parking vehicle.
9. Unless prevented by circumstances beyond control of the Promoter it is agreed that separate society of each Commercial Building will be formed and registered within 3 months from and after (i) completion of construction of building and utilisation of entire FSI and TDR, permissible to be utilised on the said Plot as per Development Control Rules (whether previously got sanctioned or not), (ii) sale of all units in Building, (iii) acceptance of the draft of sale deed by the Parties concerned (i.e. by owner, promoter and society) by their mutual consent and (iv) after payment of all the dues, amounts and considerations including stamp duty etc. by all the members of the Society/all the Apartment/Unit Purchaser/Allottee/s (whichever is later) the Allottee along with other allottee(s)s of Apartments in the building shall join in forming and registering the Society 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 Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, 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 organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws,

as may be required by the Registrar of Co-operative Societies or the Promoter as per the nature of the scheme as per this agreement as the case may be, or any other Competent Authority.

- 9.1 The Promoter shall, within three months of registration of the Society, as aforesaid, cause to be transferred to the society all the right, title and the interest of the Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated. Stamp duty paid on these agreements for each apartment shall be proportionately adjusted against the stamp duty for conveyance of the structure of the Building or wing.
- 9.2 Subject to payment of all dues by all allottees conveyance of the structure to the society shall be done on or before 31st December 2024.
- 9.3 After all the allottees in the entire scheme paying all their dues and after completing the entire project the Promoter shall, within three months of registration of the Federation / apex body of the Societies, as aforesaid, cause to be transferred to the Federation / Apex Body all the right, title and the interest of the Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed. Stamp duty paid on these agreements for each apartment shall be proportionately adjusted against the stamp duty for conveyance of the land to the Federation/ apex body. If any additional duty be required to be paid or expenses required to be incurred then the same shall be borne and paid by all the allottees in the scheme.
- 9.4 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the management of the common area and facilities are handed over to the Society, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs.1500/- per month towards the outgoings. The

amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the management is handed over to the Society whereafter the said deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society. The Allottee shall pay to the Promoter in advance 24 months' contribution i.e. amount of Rs. 36,000/- as and when demanded by the Promoter and in any case before delivery of possession of the said Apartment. The said amount shall not carry any interest and will be adjusted towards monthly contribution every month since the date of delivery of possession of the said Apartment.

10. The Promoter shall bear legal charges, share money, charges for formation and registration of Society, MSEB/MSEDCL meter deposit, Transformer charges, if any, common meter installation charges, infrastructure charges and misc. expenses etc. No amount for the said items is being taken by the Promoter from the Allottee/s and hence account thereof cannot and will not be maintained and given.
11. Before registration of conveyance in favour of the Society, the Allottee shall pay to the Promoter all their dues including but not limited to the Allottees' share of stamp duty and registration charges payable (if any), by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building / wing of the building. At the time of registration of conveyance of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.
12. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**
The Promoter hereby represents and warrants to the Allottee as follows :
 - i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
 - ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the

Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report ;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. The Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas and facilities to the Society on 31st January 2028;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government

ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

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

the consequences thereof to the concerned local authority and/or other public authority.

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

- x. The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xii. Not to obstruct the development work for any reason and in any way.
- xiii. In the event of the Promoter carrying out any work of additions and/or alterations as per instructions of the Allottee to keep the Promoter harmless and indemnified from all or any actions if taken by any person or authority or incidentals thereof. The Promoter shall not be bound to obtain completion/occupation certificate as per such additions or alterations which work shall be done by the Allottee at his own costs and risk.
- xiv. If the unit allotted is a non-residential unit then the Allottee shall use the same only for agreed/sanctioned/permitted purpose and shall not change the use without prior written permission of the Promoter or Society as the case may be.
- xv. Till a separate electric meter or a water meter is installed/allotted by the M.S.E.B./M.S.E.D.C.L./P.M.R.D.A./P.M.C./ concerned authority, the Allottee herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her apartment/unit.

- xvi. If after delivery of possession of the said unit, the Promoter or Society is required to carry out repairs including for stopping leakage of water in the toilet, then the Allottee herein shall permit the Promoter or Society as the case may be to carry out such repairs without delay and shall give required help therefor. If such leakage is due to alterations made by the Allottee or due to negligence of the Allottee then the Allottee shall be liable to carry out the said repairs and pay cost therefor.
- xvii. The Allottee/s shall keep the facade and outer surfaces of the building in the same condition and maintain the same to the extent of his/her unit. Allottee/s shall not do or cause to be done or abstain from doing any act which will affect the beauty, grandeur and peace of the building. The Allottee/s shall not cause any nuisance to other purchaser/allottee/s and occupiers and Promoter in any manner whatever.
- xviii. The Promoter advises the Allottee not to visit the site during the period of construction work for various purposes including safety. Allottee and/or any person on his/her/their behalf shall not be entitled to enter the site of construction for any purpose without prior permission of the Promoter. Promoter may allow Allottee and his/her/their immediate family (excluding children below 15 years of age) visit of the apartment purchased by him/her/them on one day in a month and on restricted hours in the presence of his/her representative for checking the progress of the work of his/her/their apartment. Allottee and his/her family will arrange for their own gear viz. helmet and boots and visit the construction site at their own risk. Promoter shall not be responsible for any accident or injury. Also if due to action or non action of the visitors any harm be caused to the site or to the men of the Promoter or any other person then Allottee shall be responsible for the same. Promoter reserves its right to prohibit the Allottee or any person from visiting the site or his/her/their apartment for any reason including safety, nuisance, etc. and decision of the Promoter shall be final.
- xix. The Allottee/s shall not use elevator for transportation of material to be taken for the purpose of any work by the purchaser or his workers appointed.
- xx. The Allottee shall not erect dish or other antennae outside the Apartment / building which shall be erected only on the roof of the building in the place designated for the same by the Promoter.

xxi. The Promoter may at its discretion allow use of the premises in the said building for any commercial use including (but not limited to) restaurant, showroom, shopping mall, service centre, permit room, wine shop, transport business, any business causing loud noise, odor or having entry and exit by public at large etc. and the Allottee/s herein has/have hereby given his/her/their irrevocable consent therefor and shall not be entitled to raise any objection for the same.

If Allottee fails to act as above or breaches any term, the Promoter shall be entitled to terminate this agreement.

14. This Phase No.I consists of separate commercial buildings A & B in the same layout. The Promoter shall form separate societies of the said commercial buildings and make Federation/ Apexbody of all residential and commercial buildings. In any event the commercial unit holders shall be liable to bear and pay water and electrical charges as per the consumption of water and electricity for their building/ units and shall not cause or permit their employees, customers, etc. to cause any nuisance to the residential unit holders in any way. Promoter may form separate rules for the same which will be binding on the commercial unit holders. Use of the premises in the said commercial buildings for permit room, wine shop, transport business, flour mill, mutton or chicken shop or any business causing loud noise, odor or having entry and exit by public at large are and will not be permitted and the Allottee/s herein has/have hereby given his/her/their irrevocable consent therefor and shall not be entitled to raise any objection for the same.
15. The Promoter shall maintain a separate account of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces,

parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body / Federation as hereinbefore mentioned.

16.1 A] Federation / Apex body of all the Societies of all the phases shall be formed as will be decided by the Promoter for the purpose of management of the common area and facilities common among all the phases viz. open spaces, club house/s, internal roads, STP, water tanks, transformer, common water-drainage and electrical lines, etc. The said Federation / Apex Body can be a company or private trust or maintenance society.

B] Two committee members of each society shall be members of the said Federation / Apex body. Each society shall collect maintenance charges for the maintenance of the said common areas and facilities common among all societies along with the maintenance charges of its own internal common areas and facilities and the same shall be collected by cheques/ net transfer/ draft etc. each month.

C] Quantum of the maintenance charges for maintenance of common area and facilities common among all wings shall be decided by the Federation / Apex Body from time to time and quantum of maintenance charges for maintenance of limited common area and facilities common among the unit holders in each society shall be decided by the said society from time to time.

D] However, each society shall function under the overall control and supervision of the Federation / Apex Body. In case of default by any society in payment of maintenance charges or if any member of the society does not behave as per the bye-laws, rules and regulations then the Federation / Apex Body shall be entitled to cancel its facility of such society or apartment owner (as the case may be).

E] Each Society shall give accounts of the funds managed by it to the Federation / apex body with all supporting papers, vouchers, documents, details, etc. and shall give required help for accounts and auditing.

F] The Society or Federation / Apex Body (as the case may be) shall be in control of the said common or limited common areas and facilities (as the case may be) and shall be entitled to disconnect the use and services thereof to the member/s who may default in payment of the maintenance charges or flouts bye-laws, rules and regulations.

G] The Federation / Apex body or each Society shall be entitled to keep part of the money collected as a reserve fund for major

expenses. The Society or Federation/Apex body (as the case may be) shall also be entitled to charge interest on the defaulted amount @ 2% per month. There shall be a charge of the dues on the property of the defaulter.

H] The Society or Federation/Apex body at its discretion may prepare and implement rules and regulations for the use of the said common area and facilities and conduct of persons using the same. In the said rules the Society may at its discretion provide for prior permission of the Apex Management Committee for transfer of Apartments and payment of transfer fees not exceeding Rs.25,000/- or as may be permitted by the Govt. / Law.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

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

17A. It is agreed by and between the Parties as under -

- I. The name of the project shall be "AERO EAST" and this name shall not be changed without the written consent of the Promoter.
- II. The Promoter has made full and true disclosure of the title of the said land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Allottee nature of its right, title and interest or right to construct building/s. The Promoter has also given inspection of all the documents to the Allottee /s as required by law. The Allottee/s having acquainted himself/herself/themselves with all the facts and right of the Promoter has entered into this Agreement. The Allottee/s hereinafter shall not be entitled to challenge or question the title of the Consenting Party and the right/authority of the Promoter in respect of the said land and to enter into this agreement. At any stage during the implementation of the scheme the Promoter shall be at liberty to sell, assign or transfer or enter into joint venture / partnership or mortgage or demerge or convert itself to another entity having different name or otherwise deal with its title and interest in the said land and buildings to be constructed without affecting the rights granted in favour of the Allottee in respect of the unit agreed to be purchased by him as per the terms of the Agreements. Allottee has hereby given his irrevocable consent therefor.

- III. Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.
- IV. The apartment/unit purchasers/ allottees hereby irrevocably empower the Promoter and anyone of its partner / Director as power of attorney holder of the apartment/unit purchaser/ allottee to execute any document, letter etc. thereby permitting the Promoter to utilize balance or additional FSI, Paid FSI and TDR and for the said purpose to revise the layout and building plans from time to time, to avail of any benefits, to obtain FSI for open space and get the building plan for open space sanctioned, to give consent for mortgage of the said land by the Promoter, to give consent to the draft of deed of declaration and deed of apartment and to execute the declaration therefor, to register the above documents, to permit allotment/sale of terraces and generally to do all acts, deeds and things by signature or otherwise for carrying out the said scheme at the discretion of the Promoter. All acts to be done without affecting the rights of the Allottee to the said Apartment.
- V. The Allottee/s is/are aware that concerned authority may not be able to supply adequate drinking water throughout the year. In that case until the conveyance, the Promoter shall help the Allottees and their organization for providing required quantity of water by purchasing the same from the market as per availability. All costs therefor shall be borne by the Allottees and their organization and Promoter shall not be liable to bear the costs thereof. In this respect the role of the Promoter shall be of giving required help and making adequate arrangements.
- VI. If any tax, cess, duty, premium or like some be levied or made applicable by any authority in future on the subject relating to this Agreement then the Promoter shall be entitled and the Allottee shall be liable to pay to the Promoter the said additional amount in proportion to the area of the said Apartment or as may be made applicable. The said amount shall be paid by the Allottee within 15 days from the date of demand made by the Promoter. If Allottee fails to pay the said amount with the said time limit then the Promoter shall be entitled to interest thereon and/or to terminate the Agreement.

- VII. Provided that the Promoter does not in any way affect or prejudice the right hereby granted in favour of the Allottee in respect of the said apartment, the Promoter as per the provisions of the RERA shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title and interest in the said entire scheme or under this agreement or in the said building hereinafter to be constructed thereon.
- VIII. After the possession of the premises/building is handed over or after getting the completion certificate of the building by concerned local authority if any work thereafter is required to be carried out by the Government or Municipality or any statutory authority, the same shall be carried out by the Allottee in co-operation with the Allottees of the other apartments in the said building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.
- IX. The Allottee has hereby irrevocably authorised the Promoter to prepare the layout and building plans of the said land and to submit the same to the requisite authorities and obtain their sanction, to revise the plans and for the said purposes to sign all plans, applications, statements, consents etc. without in any manner making the Allottee liable for any costs.
- X. The Allottee has read the terms of the Development Agreement and other agreements in between the Promoter and Consenting Party and Allottee agrees that this agreement is subject to the said terms and are also binding on him.
- XII. If any amount due and payable by the Allottee remains unpaid then the Promoter at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the Allottee or from any amount payable to the Allottee and adjust the account accordingly and in case still there are dues from Allottee make demand accordingly.
- XIII. Any exclusive use allotted by the Promoter shall be subject to the right of the Society and its agents of use of the same for the specific purpose and to the extent necessary of maintenance and repairs of the common amenities such as drainage, water and electrical lines, etc. All areas, etc. which are not allowed for exclusive use to any other person/s, shall remain for the exclusive use of the Promoter and the Allottee herein shall not object to the same nor obstruct the Promoter from allowing such exclusive use to any other person/s.

- XIV. The Promoter at its discretion shall be entitled to amalgamate the said Plot described in the First Schedule hereunder written with the adjoining plots/land and to jointly carryout the scheme and in the said event from time to time change/prepare the layout, change the locations of the buildings and open spaces (if any) and internal roads (if any) and get them sanctioned from proper authorities and to do all such other acts as may be required by the Promoter or legal provisions applicable therefor. The Allottee has/have given the consent for the same and if required give such consent in future.
- XV. If any portion of the said property adjoining the existing road or otherwise is or will be reserved for the purpose of road widening or D.P. Road then the concerned authority/corporation may pay the compensation therefor in terms of additional F.S.I. in respect of the said portion under the road widening to be utilised in the remaining portion of the Property or in any other property by floating the F.S.I. In such an event and as and when such FSI is granted, the Promoter shall be entitled to use the same and additional built up area in the said property either by way of construction of new building or extension of the buildings which are presently permitted or in any other property as per the discretion of the Promoter. The Allottee has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the plans, get the same sanctioned from concerned authority/corporation, construct the additional units permitted by concerned authority/corporation and to allot/sell them to various persons. The Allottee shall have no objection for the said new allottees to be admitted as members of the Society. If the Concerned Authority/Corporation refuses to permit the FSI in respect of the area under road widening then the Promoter alone shall be entitled to the compensation in respect thereof.
- XVI. The Promoter shall be entitled to use the present unutilised and/or additional built up area/F.S.I./T.D.R. in respect of the said Property in any other property by floating the same and/or in the same property as and when the same is permitted either by way of construction of new building or extension of the building which are presently permitted. Likewise the Promoter shall also be entitled to use FSI pertaining other property in this Property as and when permitted by Concerned Authority/Corporation. The Allottee has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the plans, get them sanctioned from concerned authority/corporation, construct the additional units permitted by Concerned Authority/corporation and to allot/sell them to various persons. The Allottee shall have no objection for the said

new allottees to be admitted as members of the Society. The Society shall get the new transferees admitted as its members. Notwithstanding anything contained in this Agreement to the contrary the Promoter shall be entitled to utilise any balance and/or additional FSI and/or TDR as stated in above paras on any open space and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the property. The Promoter shall also be entitled to transfer or assign the said right to any other person. The property shall be conveyed subject to the said right.

XVII. The Allottee hereby irrevocably authorises the Promoter to represent him before the concerned authorities in all matters regarding the property tax, assessment and re-assessment before the concerned authorities and the decisions taken by the Promoter in this regard shall be binding on the Allottee. The Promoter may till the execution of the final conveyance represent the Allottee to do all the necessary things/acts in all the departments of the concerned authority, Collectorate, Road, Water, Building Tax assessment, Govt. and Semi-Govt. departments, MSEB/MSEDCL, ULC official etc. and the same shall stand ratified and confirmed by the Allottee herein.

XVIII. The Promoter herein may be constructing the said phases in parts and it is possible that even after delivery of possession of the said Apartment construction of remaining phase may continue. The Allottee herein undertakes not to raise any objection on any ground whatsoever including nuisance or shall not obstruct the construction in any manner. The Allottee hereby gives his irrevocable consent for revision/amendment of the plans position of dust bins, transformer plinths, pumping stations etc. and also further revise or amend the said revised plans as and when thought necessary by the Promoter or as and when required by the Promoter, provided that the Promoter shall not make changes in the apartment/unit hereby agreed to be sold without prior written permission of the Allottee.

XIX. It is specifically agreed between the Parties that even if the Society of all the unit holders is formed and registered and conveyance completed the Promoter and the Consenting Party will not be liable to pay any transfer fee, entrance fee, or any fee or charges under any head and also will not be liable to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold apartments. The allottees of such units shall be liable to pay maintenance from the date of allotment and delivery of possession.

XX. The Promoter may develop the open space and construct Club House or other such facility. The said open space and club house shall be a common facility and the Promoter is not seeking any separate contribution for development and construction of the said facilities. However on completion of the said facilities and the same being made available to the Allottee he shall be liable to pay contribution of charges of maintenance thereof as may be decided and levied by the Promoter until the said facilities are handed over to the organisation and thereafter to the Society as may be decided and levied by such organisation.

XXI. Amenity Space in the layout has been retained by M/s Shree System Developers who will be entitled to develop or transfer the same or to deal with the same at its discretion.

XXII. Common areas and facilities in the larger scheme common among all phases will be completed and possession will be delivered on or before 31st January 2028.

XXIII. It is hereby made clear that the Promoter shall be entitled to use the marginal open space/s as an access for another building, land and allow such access to any other person/s and the Allottee/s herein or the organisation in which he will become a member shall not be entitled to object the said use by the Promoter or its nominee/s or assignee/s and the apartment or the property shall be conveyed subject to the said right of the Promoter and this term is the essence of this agreement.

XXIV. As the Promoter will be applying to the concerned authorities for giving separate water connections for the building and electricity meters and connections for the apartment of the Allottee if there is a delay in obtaining the water and electricity connections from the concerned departments then in that case the Promoter may provide electrical connections/water supply through any other temporary arrangement due to which if there is improper supply of water/electricity the Promoter shall not be held responsible for the same and the Allottee hereby consents for any temporary arrangement that may be made in the said interim period. The Allottee shall pay for the proportionate charges as demanded, determined and decided by the Promoter. The Promoter shall be entitled to deduct any dues of such proportion or entire charges payable by the Allottee for the above from the maintenance deposit agrees for which the Allottee hereby gives his consents.

XXV. The Promoter shall be entitled to transfer or give by way of sale, allotment, lease, license, hire-purchase, franchise or on any other

basis various spaces like Display Unit, Showcase Unit, Counter, Advertisement Space or any other space in the common areas and facilities such as foyer, atrium etc. or in the other parts of the building to various persons and to receive income therefrom. The Allottee shall not be entitled to raise any objection therefor. The Allottee agrees that the Promoter has entered into this Agreement relying upon the above assurances of the Allottee. In case the apartment Allottee raises any objection, then the same will be treated as breach of the contract and the Promoter shall be entitled to terminate this Agreement at its option and discretion.

XXVI. It is hereby made clear that as stated herein above the organisation of all the Apartment Allottee/Unit holders for the said Building shall be a Premises co-operative Society to be formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960.

XXVII. It is declared by the Parties that they are all citizens of India and domiciled in India.

XXVIII. (i) The Promoter at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof even after formation of Society. The Allottee and Society shall be bound by the said contract. During the continuance of the scheme the maintenance charges paid by the Allottee after occupying the apartment agreed to be sold to him or interest accrued from the deposit paid by him, is never sufficient to cover the expenses of maintenance of the common areas and facilities, as similar charges are not collected from the other apartments / unsold apartments. The Allottee herein agrees to the above fact and hence agrees that he will not demand account therefor till the entire scheme is complete and maintenance is handed over to the Society.

(ii) The monthly / yearly contribution towards maintenance mentioned above does not include charges towards supply of water. Water will be provided by Promoter from various sources viz. borewell, tankers, gram panchayat, etc. and hence Promoter shall calculate the cost that is being or will be incurred by the Promoter from time to time and divide the same prorata on each building in the scheme and thus on each apartment/unit and the same will be billed and collected in advance. The collection may be on half yearly or yearly basis.

(iii) It is made clear that presently period of 4 to 6 months is required for obtaining completion certificate from the Concerned Authority after completion of the development and the building and filing of the application. For the said reason the Promoter shall obtain certificate of the Architect about the building work having been completed and on the request of the Allottee the Promoter shall deliver possession of the apartment for the purpose of interior works, pooja, etc. The Allottee shall be liable to pay maintenance charges from the date of delivery of such possession.

(iv) If the apartment/unit purchaser fails to pay the maintenance or water supply charges then the Promoter shall be entitled to disconnect or stop the supply to the apartment / unit until the charges are paid.

18. BINDING EFFECT

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

19. 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, arrangement whether written or oral, if any, between the Parties in regard to the said apartment / plot/ building, as the case may be.

20. **RIGHT TO AMEND**

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

21. **PROVISION OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

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

22. **SEVERABILITY**

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

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

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

24. **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.

25. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually

agreed between the Promoter and the Allottee, in Pune after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **Pune**.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID at their respective address / specified below :-

_____ Name of Allottee
_____ Allottee's Address)
Notified Email ID : _____

M/s Miracle Gurukrupa Developers Promoter Name
102/103, Sanskruti Mantra, Sadashiv Peth, Pune 411030
Promoter Address)
Notified Email ID : miraclegdevp@gmail.com
It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have received by the Promoter or the Allottee, as the case may be.

28. **JOINT ALLOTTEE**
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
29. **Stamp Duty and Registration** - The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

***** 1% TDS Clause to be inserted into Agreement to Sell**

- 29.1 Any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under the law for the time being in force while making any payment to the Promoter under this Agreement shall be deemed to have been

paid by the Allottee/s and received by the Promoter and acknowledged / credited by the Promoter, only upon purchaser/allottee/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. Such certificate shall be given by the Allottee after end of every financial year on or before 30th April regarding the payments made during the said previous financial year or before delivery of possession whichever is earlier. Non compliance of the terms of this clause shall be treated as non-payment or default on the part of the Allottee and Promoter at its discretion shall be entitled to exercise its rights accordingly including charging of interest as charged by Income Tax Dept., termination, etc. The Promoter, at its discretion and without prejudice to its other rights, shall be entitled to withhold delivery of possession of the Apartment until Allottee complies the above. Without prejudice to its other rights and at its discretion / option, before handing over the possession of the unit, if any such certificate is not produced, the allottee shall, on demand made by the Promoter, pay equivalent amount as interest free deposit with the Promoter, which deposit shall refunded by the Promoter on the allottee producing such certificate within 4 months of the possession. Provided further that in case the allottee/s fails to produce such certificate within the stipulated period of the 4 months, the Promoter shall be entitled to appropriate the said Deposit against the receivable from the Allottee/s.

- 29.2 The consideration of the said apartment/accommodation as agreed between the Promoter and the Allottee herein is as per the prevailing market rate in the subject locality, which is the true and fair market value of the said apartment/accommodation. The stamp duty payable to this agreement is as per the Maharashtra Stamp Act Schedule-1 Article 25 (b). The Allottee/s herein has paid stamp duty of Rs. _____ /- (Rupees _____ only) on the carpet area of ----- Sq.mtrs. which is equivalent to built up area of ----- Sq.mtrs. calculated for the purpose of stamp duty along with appropriate registration fees herewith. The parties hereto shall be entitled to get the aforesaid stamp duty adjusted, leviable on the conveyance, which is to be executed by the Promoter and the Owners/Consenting Party herein in the name of the society in which the Allottee will be the member in respect of the said apartment/accommodation. If additional stamp duty is required to be paid at the time of conveyance the same shall be paid by the Allottee.

30. **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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016, Rules and Regulations, thereunder.

31. **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 **Pune** courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Undri, Pune (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

Land admeasuring 8550.86 Sq Mtr out of Phase No.1 of Commercial Building / Wing Nos. A and B situated in all that piece and parcel of land and ground bearing S.No.53 Hissa Nos.9/2, 9/3 and 9/4 (new) S.No.86 (old), Mouje Undri, Pune within the Registration, Sub-District, Taluka Haveli, Dist. Pune and within the limits of PMRDA/PMC.

SECOND SCHEDULE ABOVE REFERRED TO

A] COMMON AREAS AND FACILITIES IN PHASE-I:

1. The notional land for the project i.e. **Phase I** described in First Schedule above.
2. The staircase and staircase lobbies, fire escapes and common entrances and exits of the building.
3. Installation of central services such as electricity, water and sanitation,.
4. The water tanks sumps, motors fans compressors, ducts and all apparatus connected with installations for common use.
5. **Overhead water tanks**
6. All other portion of the project i.e. Phase necessary or convenient for its maintenance, safety and in common use,

B] LIMITED COMMON AREAS AND FACILITIES IN PHASE-I:

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.

At _____ on _____

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.

C) COMMON AREA AND FACILITIES COMMON AMONG ALL PHASES :

1. Entire Land under the layout admeasuring 8325.13 Sq.mtrs. after excluding area of amenity space of 1469.14 Sq. mtrs. and area under Road admeasuring 225/83 Sq. mtrs.
2. Open Space with club houses
3. Transformer
4. STP
5. Internal roads
6. Underground water tank
- 7.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee : (including joint buyers)	Please affix photograph and sign across the photograph	Please affix photograph and sign across the photograph

(1) _____
 (2) _____
 At _____ on _____

in the presence of WITNESSES :

1. Name _____
Signature _____
2. Name _____
Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Consenting Party	Please affix photograph and sign
------------------	----------------------------------

	across the photograph.
--	---------------------------

(1) _____

(2) _____

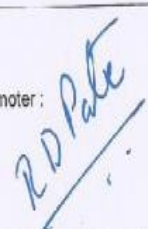
At _____ on _____

In the presence of WITNESSES :

1. Name _____
Signature _____

2. Name _____
Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter : 	Please affix photograph and sign across the photograph
---	---

(1) _____

(Authorised Signatory) WITNESSES :

Name _____

Signature _____

Name _____

Signature _____

Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE 'A'

DESCRIPTION OF THE APARTMENT ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

Apartment No.----- on the ground floor consists of One Room with attached toilet admeasuring ----- Sq.mtrs. and Loft admeasuring ----- Sq.mtrs. totally admeasuring carpet area of -----Sq.mtrs. [as defined in RERA] and bounded as follows -

On or towards the East : By

On or towards the South : By

On or towards the West : By

On or towards the North : By

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE A

Name of the Attorney at Law / Advocate,

Address :

Date :

No.

RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to

(Description of property)

Place :

Dated day of20.....

(Signed)

Signature of Attorney-at-Law / Advocate

ANNEXURE B

(Authenticated copies of extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Promoter to the project land)

ANNEXURE C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE-D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE-E

(Specification and amenities for the Apartment)

ANNEXURE-F

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

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

I say received.

W Pate
The Promoter/s