

SUKHWANI HIGHLANDS
BUILDING/WING No. "A" and "B"
MAHA RERA Registration No. _____
AGREEMENT

THIS AGREEMENT is made and executed at Pune on this day of ...
... .. Two Thousand and

BETWEEN

M/s. V R Sukhwani Projects, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its principal place of business at: Sukhwani Boulevard Commerz, Office No. 101, Sukhwani Panorama, Pashan Sus Road, Sus, Pune 411021, PAN No. AAQFV3888H, through the hands of two of its partners (i) Mr. Vicky Ghanshyam Sukhwani, Age: adult, Occupation: Business and (ii) Mr. Ravi Ghanshyam Sukhwani, Age: adult, Occupation: Business, both having address at: Sukhwani Boulevard Commerz, Office No. 101, Sukhwani Panorama, Pashan Sus Road, Sus, Pune 411021; Hereinafter referred to or called as a **"THE PROMOTERS"**, (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said partnership firm and its present and future partners constituting the said firm and their respective heirs, executors, successors, administrators and assigns)

... PARTY OF THE FIRST PART

AND

Mr./Mrs. _____
Age: ___ years, Occupation: _____, PAN No. _____
Mr./Mrs. _____
Age: ___ years, Occupation: _____, PAN No. _____

Sukhwani, Age: 33 years, Occupation: Business and (ii) Mr. Ravi Ghanshyam Sukhwani, Age: 29 years, Occupation: Business, both having address at: Sukhwani Boulevard Commerz, Office No. 101, Sukhwani Panorama, Pashan Sus Road, Sus, Pune 411021; Hereinafter referred to or called as **“THE CONSENTING PARTY”** (which expression unless repugnant to the context or meaning there of shall mean and include the the said partnership firm and the present and future partners constituting the said firm and their respective heirs, executors, administrators, successors and assigns)

... PARTY OF THE THIRD PART

W H E R E A S

(A) The Consenting Party herein are the owners of and otherwise well and sufficiently entitled to and seized and possessed of all that piece and parcel of well defined and demarcated land or ground admeasuring 60 Ares i.e. 6000 square metres carved out of Survey No. 214 Hissa No. 3 total admeasuring 4 Hectares 83 Ares assessed at Rs. 10=50paise of Village Sus, Taluka Mulshi, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune (hereinafter referred to as the **“said land”**) and more particularly described in the First Schedule - I hereunder written and delineated in green colour boundary line on the plan annexed hereto and marked as Annexure **“1”**.

(B) The title and the rights of the Promoters and the Consenting Party to the said land and rights of the Promoters to develop the said land are enumerated herein below

(a) Pursuant to the Phalini in the year 1935, the said Survey No. 214/3 was owned and possessed by one Mr. Dhondi Krishna Ramoshi and is reflected vide mutation entry no. 461.

(b) The name of one Sitaram Shivilal Marwadi was appearing in the other rights column as having a charge therein and that the said remark was deleted from the revenue records from the year 1942 and has never reappeared since then.

(c) The said Mr. Dhondi Krishna Ramoshi expired intestate on or about the year 1945 leaving behind his legal heir and widow Smt. Baijabai Dhondiba Ramoshi. Pursuant thereto the name of his legal heir was mutated in the revenue records vide mutation entry no. 757.

(d) The said Smt. Baijabai Dhondiba Ramoshi expired in the on or about the year 1952 leaving behind her legal heir and daughter Smt. Gangubai Dhondiba Ramoshi (Chavan). Pursuant thereto the name of the said legal heir was mutated in the revenue records vide mutation entry no. 1047.

(e) By a Sale Deed dated 11/8/1952 registered with the office of the Sub Registrar Maval at serial no. 853/1952, the said Smt. Baijabai Dhondiba Ramoshi (during her lifetime) and Smt. Gangubai Dhondiba Chavan have sold and conveyed the said Survey No. 214/3 unto and in favour of Mr. Dagadu Gajaba Chavan for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 1055.

(f) The said Mr. Dagadu Gajaba Chavan had obtained a tagai loans and pursuant thereto the tagai charge was mutated in the revenue records vide mutation entry nos. 1397 and 1569. Pursuant to the Order bearing no. 1088/pra.kra/2214/11 dated 31/12/1988 passed by the Government of Maharashtra and Order bearing no. tagai/kavi/104/89 dated 12/4/1989 passed

by the Tahasildar, Mulshi, all tagai loan were waived and pursuant thereto the tagai charge was deleted vide mutation entry no. 2501.

(g) The mutation entry No. 1575 pertains to the Indian Coinage Act, 1955 and the Maharashtra State Weights and Measures Enforcement Act, 1958.

(h) As per the Notification issued in the State Gazette on 27/11/1980 bearing No. C-349, the said Mr. Dagadu Gajaba Chavan changed his surname from Chavan to Shitole. Pursuant thereto the rectification of the surname was mutated in the revenue records vide mutation entry no. 1979.

(i) The said Mr. Dagadu Gajaba Shitole expired intestate on 1/9/1984 leaving behind his legal heirs namely (i) Mr. Dnyanoba Dagadu Shitole – son, (ii) Mr. Maruti Dagadu Shitole – son, (iii) Mrs. Kashibai Ganpat Khomane – daughter and (iv) Mrs. Kusum Soma Makar – daughter. Pursuant thereto the name of the said legal heirs was mutated in the revenue records vide mutation entry no. 3343.

(j) The said Mr. Dnyanoba Dagadu Shitole, Mr. Maruti Dagadu Shitole, Mrs. Kashibai Ganpat Khomane and Mrs. Kusum Soma Makar had orally partitioned the said Survey No. 214/3 amongst themselves and pursuant thereto they had the following area and share viz. Mr. Dnyanoba Dagadu Shitole – 2 Hectare 41.5 Ares, Mr. Maruti Dagadu Shitole – 1 Hectare 21.5 Ares, Mrs. Kashibai Ganpat Khomane – 60 Ares and Mrs. Kusum Soma Makar – 60 Ares.

(k) By a Development Agreement dated 8/6/2006 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4074/2006 read with the Deed of Confirmation dated 9/6/2006 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4111/2006, the said Mr. Dnyanoba Dagadu Shitole and others have granted the development rights in respect of a portion admeasuring

2 Hectare 41.5 Ares unto and in favour Nilesh Kanade Group for consideration and on certain terms and conditions. In pursuance to the said Development Agreement, the said Mr. Dnyanoba Dagadu Shitole and others have executed a Power of Attorney dated 8/6/2006 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 4075/2006 in favour of Mr. Nilesh Satish Kanade proprietor Nilesh Kanade Group in respect of a portion admeasuring 2 Hectare 41.5 Ares out of Survey No. 214/3. It is clarified that the said portion admeasuring 2 Hectare 41.5 Ares is not the subject matter of this agreement or part of the said land.

(l) By a Sale Deed dated 24/9/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6467/2008, the said Mr. Maruti Dagadu Shitole and others have sold and conveyed a portion admeasuring 1 Are out of Survey No. 214/3 unto and in favour of Mrs. Shaila Bapu Dhanavate and Mr. Yogesh Balu Dhanavate for consideration and on certain terms and conditions. Pursuant thereto the name of the purchasers were to be mutated in the revenue records vide mutation entry no. 6208. It is clarified that since the purchasers could not submit the proof of being agriculturist, the said mutation entry no. 6208 was not certified and was cancelled. It is clarified that the said portion admeasuring 1 Are is not the subject matter of this agreement or part of the said land.

(m) By a Sale Deed dated 5/8/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 6063/2008, the said Mr. Maruti Dagadu Shitole and others with the consent of Mrs. Kashibai Ganpat Khomane and Mrs. Kusum Soma Makar have sold and conveyed a portion admeasuring 80 Ares out of Survey No. 214/3 unto and in favour of Nilesh Kanade Group for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry nos. 7704

and 8262. It is clarified that the said portion admeasuring 80 Ares is not the subject matter of this agreement or part of the said land.

(n) By a Sale Deed dated 17/10/2008 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7022/2008, the said Mrs. Kusum Soma Makar has sold and conveyed a portion admeasuring 60 Ares out of Survey No. 214/3 unto and in favour of M/s. Maharashtra Construction Company for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 8123.

(o) By a Sale Deed dated 8/12/2010 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 11579/2010, the said Smt. Kashibai alias Kasubai Ganpat Khomane and others have sold and conveyed a portion admeasuring 60 Ares out of Survey No. 214/3 unto and in favour of M/s. Avirat Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 7074. It is clarified that the said portion admeasuring 60 Ares is not the subject matter of this agreement or part of the said land.

(p) By a Sale Deed dated 31/12/2011 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1779/2012, the said Mr. Dnyanoba Dagadu Shitole and others have sold and conveyed a portion admeasuring 2 Hectare 41.5 Ares out of Survey No. 214/3 unto and in favour of Nilesh Kanade Group for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 8222. It is clarified that the said portion admeasuring 2 Hectare 41.5 Ares is not the subject matter of this agreement or part of the said land.

(q) By a Sale Deed dated 14/2/2012 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 1782/2012 read with Payment Receipt dated

13/11/2013 registered with the office of the Sub Registrar Haveli No. 19 at serial no. 12449/2013, the said Nilesh Kanade Group has sold and conveyed a portion admeasuring 3 Hectare 21.5 Ares out of Survey No. 214/3 unto and in favour of M/s. Serene Developers for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 8263. It is clarified that the said portion admeasuring 3 Hectare 21.5 Ares is not the subject matter of this agreement or part of the said land.

(r) By a Sale Deed dated 17/1/2014 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 449/2014, the said M/s. Avirat Developers have sold and conveyed a portion admeasuring 25 Ares out of Survey No. 214/3 unto and in favour of Mr. Maruti Dagadu Shitole for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 8460. It is clarified that the said portion admeasuring 25 Ares is not the subject matter of this agreement or part of the said land.

(s) By a Sale Deed dated 13/2/2014 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1244/2014, the said M/s. Avirat Developers have sold and conveyed a portion admeasuring 35 Ares out of Survey No. 214/3 unto and in favour of M/s. Nimhan Associates and Malpani Alliance Lifespaces LLP for consideration and on certain terms and conditions. Pursuant thereto the names of the said purchasers were mutated in the revenue records vide mutation entry no. 8378. It is clarified that the said portion admeasuring 35 Ares is not the subject matter of this agreement or part of the said land.

(t) By a Sale Deed dated 29/4/2014 registered with the office of the Sub Registrar Haveli No. 9 at serial no. 2995/2014, the said M/s. Serene Developers have sold and conveyed a portion admeasuring 3 Hectare 21.5 Ares out of Survey

No. 214/3 unto and in favour of M/s. Ghodawat Infra LLP for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry nos. 8470 and 8719. It is clarified that the said portion admeasuring 3 Hectare 21.5 Ares is not the subject matter of this agreement or part of the said land.

(u) By an Agreement dated 16/2/2015 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1616/2015, the said M/s. Maharashtra Construction Company have agreed to sell and convey a portion admeasuring 60 Ares out of Survey No. 214/3 unto and in favour of M/s. Nimhan – Parth Associates for consideration and on certain terms and conditions.

(v) By a Sale Deed dated 8/2/2016 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1156/2016, the said M/s. Maharashtra Construction Company have sold and conveyed a portion admeasuring 60 Ares out of Survey No. 214/3 unto and in favour of M/s. Nimhan – Parth Associates for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 8897.

(w) By a Confirmation Deed dated 8/2/2016 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 1157/2016, the said Mr. Maruti Dagadu Shitole, Mr. Laxman Maruti Shitole, Mr. Rohan Laxman Shitole, Master Aditya Laxman Shitole, Mr. Anil Maruti Shitole, Mr. Viraj Anil Shitole, Mrs. Surekha Sanjay Shitkal, Mrs. Shaila Balasaheb Dhanavate and Mrs. Anita Malhari Dhanavate have confirmed the Sale Deed dated 8/2/2016 in favour of M/s. Nimhan – Parth Associates.

(x) The said firm M/s. Nimhan – Parth Associates was reconstituted vide Deed of Reconstitution of Partnership Firm dated 26/5/2016, whereby one

partner namely Mr. Dhananjay Vitthal Nimhan retired from the said firm and the continuing partners along with the new partner agreed to carry out the business of the firm by changing the name of the firm from M/s. Nimhan – Parth Associates to M/s. Parth Associates. Pursuant thereto the change of name of the partnership firm was mutated in the revenue records vide mutation entry no. 9121.

(y) By a Deed of Right of Way dated 20/10/2016 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 7690/2016 executed by M/s. Nilesh Kanade Group, M/s. Parth Associates, M/s. Nimhan Associates, M/s. Malpani Alliance and Mr. Maruti Dagadu Shitole being owners of the portions of land comprised in Survey No. 214/3 have granted unto each other right of way over a strip having width of 12 metres over their respective lands comprised in Survey No. 214/3 and as shown in the plan annexed thereto.

(z) By a Deed of Sale dated 15/5/2018 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 6051/2018, the said M/s. Parth Associates have sold and conveyed an undivided portion admeasuring 30 Ares out of Survey No. 214/3 unto and in favour of M/s. V R Sukhwani Projects for consideration and on certain terms and conditions.

(aa) By a Development Agreement dated 15/5/2018 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 6052/2018, the said M/s. Parth Associates have granted the exclusive development rights and authority to develop an undivided portion admeasuring 30 Ares out of Survey No. 214/3 unto and in favour of M/s. V R Sukhwani Projects for consideration and on certain terms and conditions. In pursuance to the Development Agreement, the said M/s. Parth Associates have executed a Power of Attorney dated 15/5/2018 registered with the office of the Sub Registrar Haveli No. 18 at serial no. 6054/2018 in favour of the nominees and partners of M/s. V R Sukhwani Projects

interalia vesting in them with various powers and authorities to develop the said undivided portion admeasuring 30 Ares out of Survey No. 214/3.

(C) In the aforesaid circumstances the Consenting Party are the owners of and otherwise well and sufficiently seized and possessed of and entitled to the said land more particularly described in the First Schedule hereunder written and hereinafter referred to as **“the said land”** and delineated in red colour boundary line on the plan annexed hereto and marked as Annexure **“1”** and the Promoters herein are entitled to develop the same.

(D) The Promoters herein have appointed Mr. Avinash Nawathe, having address at: ANA, 7th floor, Mantri Sterling, Off S B Road, Shivajinagar, Pune as its Architect and G.A Bhilare Consultants Pvt. Ltd., having address at Gaurinandan, Plot No. 13, Law College Road, Pune 411004 as its Structural Engineer for the preparation of the drawings and structural design of the building/s which is/are under construction on the said land and have agreed to accept their professional services and supervision. The Promoters herein have reserved right to change aforesaid Architects and Engineers before the completion of the building/s.

(E) The Promoters have obtained the following permissions and sanctions from various authorities for the development of the said entire land and the same are enumerated hereunder:-

- (i) The Pune Metropolitan Regional Development Authority, Pune by its Order bearing no. BMU/sus/Survey No. 214/3/pr.kra1739/16-17 dated 4/8/2017 has sanctioned the layout and building plans and revised vide Order bearing no. BMU/mo.sus/S. No. 214/3pai/pr.kra646/18-19 dated 4/1/2019.
- (ii) The Collectorate, Pune by its Order bearing no. PMRDA/NA/SR/64/2017 dated 13/11/2017 has communicated to the Tahasildar to take on record the fact that the said land admeasuring

6000 square metres is permitted to be used for non agricultural purpose and to mutate the same in the revenue records.

(F) In light of the aforesaid transactions, the Promoters herein have absolute authority to obtain revised sanction to the building layout, building plans and to develop the said land by constructing multistoried buildings thereon and have absolute right to sell, lease, mortgage, etc. the flats, apartments, showrooms, shops, offices, premises, tenements in the building which is/are under construction or to be constructed on the said land and further have absolute authority and right to allot exclusive right to use terraces, reserved / restricted areas, space for advertisements on the terrace of the building, etc. in the buildings, which is/are under construction or to be constructed on the said land by the Promoters and to enter into agreements with the Purchasers, Mortgagees, lessees, etc. and to receive sell price and deposit and other charges in respect thereof.

(G) The Promoters have got itself registered for the project “Sukhwani Highlands” under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority and the necessary Registration Certificate bearing No. _____ dated _____ has been issued.

(H) The Promoters have disclosed that the Amenity Space admeasuring 600 square metres in the said layout of the said land is required to be handed over to the concerned authorities and that the Promoters shall load the FSI or any other buildable potential thereto on the remaining portion of the said land and the buildings to be constructed thereon.

(I) The Promoters have disclosed that the total buildable potential available as on date is about 7605 square metres and that the present building plans are

sanctioned with a buildable potential/FSI to the tune of 6408 square metres considering the buildable potential of the FSI of the amenity space. As per the sanctioned building plans there are 2 (two) building namely Building No. "A" sanctioned as Lower Parking, Parking Floor and 11 (eleven) upper floors and Building No. "B" sanctioned as Lower Parking, Parking Floor and 10 (ten) upper floors and that the Promoters in due course would revise the plans of the said buildings so that each building would comprise of Lower Parking Floor, Parking Floor and 12 (twelve) upper floors.

(J) The Promoters have also disclosed to the Purchaser/s that they would form and register one Cooperative Housing Society under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules for the entire project "Sukhwani Highlands" by the name of "Sukhwani Highlands Cooperative Housing Society Ltd." or by such other name as may be allotted by the concerned authorities or as may be decided by the Promoters in their sole discretion.

(K) The Promoters have disclosed to the Purchaser/s that there are no litigations pending in respect of the said land and/or the said project as on the date.

(L) While sanctioning the said plans the PMRDA and/or concerned authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said project on the said land and the said building/s and upon the 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.

(M) The Promoters herein have commenced the development of the said land by constructing a residential building/s thereon to be known as **“Sukhwani Highlands”**

(N) The Purchaser/s herein has/have demanded from the Promoters and the Promoters have given photocopies to the Purchaser/s of all the documents relating to the said land and the plans, designs and specifications prepared by the aforesaid Architect of the Promoters and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017 and regulations there under.

(O) The copy of the plan showing the said land is annexed hereto as Annexure – “1”. The copy of the Certificate of the Title of the said land issued by the Advocate of the Promoters herein is annexed hereto as Annexure – “2”. The copies of the 7/12 extract /Property Extract Card of the said land showing the nature of the title of the Promoters is annexed hereto as Annexure – “3”. The copies of the parking floor plan and floor plan, showing the allotted parking and the said premises agreed to be purchased by the Purchaser/s herein are annexed hereto as Annexure – “4A” and “4B”. The copy of the NA Order is annexed Annexure – “5” being sanction to the buildings plans and permission for NA use of the said land. The copy of the latest Commencement Certificate issued by PMRDA is annexed hereto as Annexure – “6” being sanction to the revised buildings plans. The details of the said premises which is agreed to be purchased by the Purchaser/s herein are annexed hereto as Annexure – “7”. The details of the payment of installments of consideration are annexed hereto as Annexure – “8”. The specifications herein are agreed to be provided by the Promoters in the said premises which is agreed to be purchased by the Purchaser/s herein are stated in Annexure – “9” annexed hereto. The General Rules of Conduct in the

said project are annexed hereto as Annexure – “10”. The Power of Attorney of the person/s admitting the registration on behalf of the Promoters is annexed hereto as Annexure – “11”. The photo identity of the Promoters and the Purchaser/s is annexed hereto as Annexure – “12”.

(P) The Promoters have disclosed that they have obtained the necessary permissions and sanctions to the plans, the specifications, elevations, sections and the said building/s for the commencement of the development of the said land and shall obtain the balance approvals and sanctions from various authorities from time to time, so as to obtain the Completion Certificate of the said building and the tenements therein.

(Q) After the Purchaser/s’ enquiry, the Promoters herein have requested to the Purchaser/s to carry out independent search by appointing his/her/their own Advocate and to ask any queries, he/she/they had regarding the marketable title of the Promoters and rights and authorities of the Promoters herein and also as regards all permissions and sanctions for development and the terms/conditions/stipulations as stated therein. The Purchaser/s declares that he/she/they has/have satisfied himself/herself/themselves regarding the same and shall not raise any dispute hereafter.

(R) The Purchaser/s herein has/have applied to the Promoters for allotment of the said Premises more particularly described in Annexure “7” annexed hereto and shown on the plan annexed hereto as Annexure “4” , (herein referred to or called as **“THE SAID PREMISES”**) and that the Promoters have confirmed the allotment of the said Premises to the Purchaser/s.

(S) For the purposes of this Agreement, “Carpet Area” shall mean the net usable floor area of the said Premises, excluding the area covered by the external walls, area under service shafts, exclusive balcony appurtenant to the said

Premises for the exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Premises for the exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Premises. Explanation – For the purpose of the definition of carpet area (i) “exclusive balcony or verandah area” means the area of the balcony or verandah, as the case may be which is appurtenant to the net usable area of the said Premises, meant for the exclusive use of the Purchaser/s, (ii) “exclusive open terrace area” means the area of the open terrace which is appurtenant to the net usable area of the said Premises, meant for the exclusive use of the Purchaser/s and (iii) “walls” would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or shear wall(s) or wall made from bricks or blocks or precast material or drywalls or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall.

(T) The Promoters herein have agreed to provide amenities in the said Premises, which are more particularly described in the Annexure – “9” annexed hereto.

(U) The Purchaser/s herein is/are aware of the fact that the Promoters herein have entered or will enter into similar or separate agreements with several other person/s and party/ies in respect of the other tenements/ flats/ terraces, and top terrace etc.

(V) The parties relying on the confirmation, representations and assurances of each other to faithfully abide by the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing and ready to enter into this Agreement on the terms and conditions appearing hereinafter.

(W) Prior to the execution of this Agreement, the Purchaser/s has/have paid to the Promoters a sum of Rs. _ _ _ _ _/- (Rupees _ _ _ _ _ only), being Application amount and which is now converted into part payment of the sale consideration of the said Premises agreed to be sold by the Promoters to the Purchaser/s (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and that the Purchaser/s have agreed to pay to the Promoters, the balance consideration of the sale consideration in the manner as stated in Annexure - "8" annexed hereto.

(X) The Purchaser/s herein represents and assures that the Purchaser/s is are not barred or debarred or disentitled to acquire the said Premises under the provisions of the Maharashtra Cooperative Societies Act, 1960 or under any statute.

(Y) Under section 13 of the Real Estate (Regulation and Development) Act, 2016, the Promoters are required to execute a written agreement for sale of the said Premises with the Purchaser/s, being in fact these presents and also the register the same under the provisions of the Registration Act, 1908.

(Z) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoters have agreed to sell and the Purchaser/s have agreed to purchase the said Premises and hence the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence these presents.

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. CONSTRUCTION

As stated hereto before the PMRDA /concerned authorities has sanctioned the building plans of the building being Building No. "A" and Building No. "B" under construction on the said land. The Promoters herein shall further continue and complete the construction of the said building/s on portion of the said land in accordance with the plans, designs and specifications approved or to be approved by the Concerned Authority or within building construction rules and regulation of the Local Authority or Concerned Development Controlling Authority. The approved plan has been seen separately and approved by the Purchaser/s as stated hereinabove.

The present approved plans for said building/s have been seen separately and approved by the Purchaser/s and further that the Purchaser/s has/have also seen the tentative building plans for the additional floors on the said buildings which would be filed with the PMRDA for sanction in due course, so as to consume the total buildable potential as stated hereinabove.

Provided that, the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Premises except (i) any alterations or additions required by the Government authorities/ local authority or development controlling authorities or due to change in any law, rules or regulations, or (ii) any minor changes or modifications as may be required by the Purchaser/s, or (iii) any minor changes or modifications or alterations as may be required due to architectural and/or structural reasons duly recommended and verified by the Project Architects or Engineers after proper declaration and intimation to the Purchaser/s.

2. CONSIDERATION OF THE SAID PREMISES

(A) Relying upon the Purchaser/s representation/s and assurance/s, the Promoters herein have agreed to sell and the Purchaser/s herein has/have agreed to purchase from the Promoters Residential premises bearing **Flat No. _ _ _ _ _** admeasuring carpet area about **_ _ _ _ _ square metres** and Enclosed Balconies collectively admeasuring **_ _ _ _ _ square metres** together making a

total area of _ _ _ _ square metres situate on _ _ _ (_ _ _ _ _) Floor in **Building No. "B"** in the project to be known as **"Sukhwani Highlands"** and along with an exclusive right to use (i) adjacent Open Terrace collectively admeasuring _ _ _ _ _ square metres, (ii) adjacent Open Balcony collectively admeasuring _ _ _ _ _ square metres, (iii) Covered Car Parking Space No. _ _ _ _ _ admeasuring _ _ _ _ _ square metres and (iv) Open Car Parking Space No. _ _ _ _ _ admeasuring _ _ _ _ _ square metres along with appurtenances thereto and which premises along with appurtenances is/are more particularly described in the Annexure **"7"** annexed hereto and is hereinafter referred to as **"THE SAID PREMISES"**, at or for total lumpsum consideration of Rs. _ _ _ _ _ /- (**Rupees** _ _ _ _ _ **only**) including the price for the proportionate share in the said land subject to the encumbrances of restricted areas and facilities and also includes the expenses for obtaining electric connection from M.S.E.D.Co or electricity company, expenses for formation of society, etc. including share money, expenses for final conveyance deed, expenses for providing genset backup for lifts and common lights and proportionate share in price of the common areas and facilities appurtenant to the said Premises, but excluding all expenses of stamp duty and registration fees, maintenance deposits/charges, VAT, Service Tax, GST or such levies which will have to be paid by the Purchaser/s to the Promoters or concerned authority separately. The nature, extent and description of the common areas and facilities and restricted areas and facilities, which are more particularly described in the Second Schedule written hereunder.

(B) The Promoters herein have agreed to provide the specification and amenities in the said Premises which are more particularly described in the Annexure **"9"** annexed hereto.

(C) The total consideration as stated above excludes Service Tax, VAT (value added tax), GST (Goods and Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such taxes or levies and hence the Purchaser/s has/ have agreed to pay the Service Tax, VAT (value added tax), GST (Goods and

Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such taxes or levies as applicable by separate payments to the Promoters on every installment of payment of the consideration. If any time after the execution of this agreement, Service Tax, VAT (value added tax), GST (Goods and Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such levies are increased under the respective statutes by the Central or State Government as the case may be and further at any time before or after the execution of this agreement any additional taxes/ duty/ charges/ premium/ cess/ surcharge, etc. by whatever name called is levied or recovered or charges or becomes payable under any statute/rule/ regulations/orders either by the Central Government or State Government or local body or revenue authorities or any other authority in respect of the said Premises or this agreement or this transaction the same shall be borne and shall paid by the Purchaser/s within 7 (seven) days from the date of demand of the same by the Promoters.

(D) The above mentioned consideration towards the said Premises is escalation free, save and except any increases which the Purchaser/s agree/s to pay due to any increase on account of (i) development charges payable to the concerned authority and/or (ii) any charges which may be levied or imposed by the concerned authorities from time to time and/or (iii) inflation or price escalation of any building material/s by more than 20% (twenty percent) above the price of such building material/s as on the date of this agreement. The Promoters agree that at the time or raising such a demand for such escalation, the Promoters shall enclose the notification / rule/ regulation / order/ etc. to that effect.

(E) The Promoters may/shall charge separately to the Purchaser/s for any modifications/ gradation / changes specifically requested or approved by the Purchaser/s in the fittings, fixtures, specifications or amenities or any facility , which are other than the specifications and amenities as set out in Annexure "9".

(F) The present agreement is not a construction agreement or work contract of service contract and the said land , the said building and the said Premises

shall vest only with the Promoters and would pass on to the ultimate organization of the tenement purchasers of the project and/or the Purchaser/s as the case may be on the execution of the final conveyance of the said land and building/s thereon including the said Premises and despite the said fact if any taxes, cess, etc. of any nature are levied on the present agreement the same shall be paid by the Purchaser/s alone.

(G) The Promoters undertake to intimate the Purchaser/s about the imposition of any other taxes that may be levied due to the construction of the present agreement or by any amendment in any of the laws/statutes.

(H) The Purchaser/s undertakes to pay the said taxes, cess, levies as stated hereinabove to the Promoters within 7 (seven) days from the date of such demand by the Promoters and in the event the Purchaser/s fail/s to pay the same within the stipulated time, then the same shall remain a lien or charge of arrears on the said Premises in favour of the Promoters and the Promoters shall be entitled to recover the same from the Purchaser/s along with interest thereon and till such time the said amount along with interest if any is paid by the Purchaser/s, the Promoters shall be entitled to withhold handing over of possession of the said Premises to the Purchaser/s.

3. PAYMENT OF INSTALLMENTS OF CONSIDERATION

(A) The Purchaser/s herein is well aware that, the building in which the said Premises is situated and which building is under construction on the part of said land, the construction of which is in progress and considering the present status of the construction of the same, the Purchaser/s has/have agreed to pay the aforesaid agreed consideration to the Promoters herein in the manner detailed in Annexure "8" annexed hereto.

(B) The Purchaser/s herein shall pay the aforesaid consideration to the Promoters herein on due date or within 7 (seven) days from the Purchaser/s receiving the written intimation from the Promoters calling upon the Purchaser/s to make the payment. Payment in time is the essence of the contract.

(C) The Promoters herein informed to the Purchaser herein that, aforesaid payment has to be made by the Purchaser/s by Cheques/Demand Draft issued/drawn in the name of **“M/s. V R Sukhwani Projects”**.

(D) The Purchaser/s authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head/s of due against lawful outstanding, if any, in his/her/their name/s as the Promoters may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/ demand/ direct the Promoters to adjust his/her/their payments in any manner.

(E) The parties hereto agree and covenant that in case of any delay in payment of installment shall led to delay in handing over possession of the said Premises by the Promoters to the Purchaser/s and that the Promoters shall not be responsible for delay in handing over the possession in case of delay of payments by the Purchaser/s.

4. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

(A) It is hereby agreed that the Promoters and the Purchaser/s herein shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by PMRDA or the local authority at the time of sanctioning of the plan/s or any time thereafter or at the time of granting Completion Certificate/s.

(B) The Purchaser/s herein shall not be entitled to claim possession of the said Premises until the Completion Certificate in respect of the said Premises is received by the Promoters from PMRDA or the Local Authority and the Purchaser/s herein have paid all dues payable under this agreement in respect of the said Premises to the Promoters and is/are not guilty of breach of any of the terms and conditions of this Agreement.

5. UTILIZATION OF THE FSI/TDR/BUILDING POTENTIAL

(A) In this agreement, the word FSI (floor space index) or FAR (floor area ratio) or TDR (transferable development rights) or Paid FSI or any other buildable

potential shall have the same meaning as understood by the planning authority under its relevant building regulations or bye-laws.

(B) It is hereby declared that, sanctioned plan/s has/have been shown to the Purchaser/s and the floor space index (FSI) available is shown in the aforesaid plan/s including utilized and unutilized FSI. Similarly, the floor space index, if any, utilized as floating floor space index or in any manner, i.e. to say, FSI of the said land transfer on other property or FSI of the other property being TDR transfer or Paid FSI to be consumed on the said land is also shown on the tentative plan which would be sanctioned in due course of time.

(C) The Promoters have disclosed that the total buildable potential of the said land would be about 7605 square metres and at present only FSI to the tune of 6408 square metres including FSI of amenity space has been consumed and that the Promoters shall in due course of time revise the building plans and construct additional floors so as to consume the entire total buildable potential. The Promoters have at the time of this Agreement utilized a part of the buildable potential as per the sanctioned plans as stated above and shall utilize the balance buildable potential by revising the building plans by addition additional tenement/floors in and upon the said buildings including loading of TDR/Paid FSI/Road Widening FSI/FSI attributable to Amenity Space in due course of time and for such utilization of the balance buildable potential by the Promoters, the Purchaser/s have given their specific irrevocable consent and no objection by executing this Agreement to carry out such amendments, alterations, modifications and/or variations in constructing the said Premises, said buildings on the said land and/or to the layout plan and/or to the building plans (whether or not envisaged and/or constructed at present) provided that the location, the area, the size and shape of the said Premises agreed to be purchased by the Purchaser/s is not adversely affected in any manner. The Purchaser/s further undertake/s to give any further consent or no objection as may be required by the Promoters for the said purpose without any demur and delay.

(D) The Promoters shall have right of pre-emptions or first right to utilize the residual or available FSI/FAR/TDR/Paid FSI or any other buildable potential which may be increased for whatsoever reason in respect of the said land or any other FSI or TDR or Buildable Potential granted by the appropriate authority and allowed to use the same on the said land by construction or raising any additional floor/s of the building/s which is/are under construction or to be constructed on the said land. The Purchaser/s herein by executing these presents has/have given his/her/their irrevocable consent and no objection for the aforesaid purposes and further undertakes to give any further consent or no objection as may be required by the Promoters without any demur and delay.

(E) As stated in these presents, the Promoters have disclosed the total buildable potential as proposed to be utilized by them on the said land and the Purchaser/s has/have agreed to purchase the said Premises based on the proposed construction and sale of tenements to be carried out by the Promoters by utilizing the proposed buildable potential and on the understanding that the declared proposed buildable potential shall always belong to the Promoters only.

(F) The Promoters shall be entitled to compensation from the Purchaser/s in case any obstruction or impediment of any nature is raised by or on behalf of the Purchaser/s to the development of the said land by utilization and consumption of the total buildable potential as stated above, without prejudice to the rights of the Promoters to terminate this Agreement on such obstruction or impediment being raised by the Purchaser/s.

6. DISCLOSURE AND INVESTIGATION OF TITLE AND BUILDABLE POTENTIAL

(A) The Promoters herein have made full and true disclosure to the Purchaser/s as to the title of the Consenting Party and the Promoters and further rights and authorities of the Promoters in respect of the said land and the buildable potential as well as the encumbrances, if any, known to the Promoters.

(B) The Promoters herein have also requested to the Purchaser/s to carry out the search and to investigate the marketable title, rights and authorities of

the Consenting Party and the Promoters in respect of the said land and also as regards the buildable potential by appointing his/her/their own Advocates/Architects/etc.. As required by the Purchaser/s, the Promoters herein have given all information to the Purchaser/s herein and he/she/they is/are acquainted himself/ herself/ themselves with all the facts as to the marketable title, rights and authorities of the Promoters herein in respect of the said land and also the buildable potential and after satisfaction and acceptance of the same has/have entered into this Agreement.

(C) The Purchaser/s hereinafter shall not be entitled to challenge or question the title, rights/authority of the Promoters in respect of the said land and the buildable potential and further the Promoter's rights and authority as to enter into this agreement.

(D) All the disclosures made in the recitals hereinabove shall be deemed to have been incorporated herein in seriatim.

7. TIME IS ESSENCE OF THE AGREEMENT

(A) Time is of the essence of this Agreement for the Promoters as well as the Purchaser/s.

(B) The Promoters shall abide by the time schedule for completing the project and handing over the said Premises to the Purchaser/s and the common areas to the ultimate organization of the tenement purchasers in the project after receiving the Completion Certificate from the concerned authorities.

(C) The Purchaser/s shall abide to make timely payments of the installments of consideration towards the said Premises and all other dues payable by him/her/them and meeting all other obligations under this Agreement, subject to simultaneous completion of construction by the Promoters as provided in Annexure "8" being the payment plan.

(D) If the Promoters fail to abide by the time schedule for completing the project and handing over of the said Premises to the Purchaser/s, the Promoters agree to pay to the Purchaser/s, who does not want to withdraw from the

project, the Promoters shall pay interest as stated in Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on all amounts paid by the Purchaser/s (excluding the amounts paid towards VAT/Service Tax, GST or like) for every month of delay, till the handing over of the possession of the said Premises.

(E) The Purchaser/s agrees to pay to the Promoters interest as stated in Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 on all the delayed payments which become due and payable by the Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoters. Provided that the tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoters under this Agreement, nor shall it be construed as condonation of the delay by the Promoters against delay in payments by the Purchaser/s.

(F) Without prejudice to the right of the Promoters to charge interest in terms of clause 7 (E) hereinabove, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by the concerned authorities and other outgoings) and on the Purchaser/s three defaults of payment of installments (either being the same or other and as demanded by the Promoters), the Promoters shall at its own option, may terminate this Agreement: Provided that, the Promoters shall give written notice of fifteen days send by Registered Post A.D. and by email at the address provided by the Purchaser/s of its intention to terminate this Agreement and of the specific breach/es of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fail/s to rectify the said breach/es mentioned by the Promoters within the period of the notice then at

the end of such notice period, the Promoters shall be entitled to terminate this Agreement.

Provided further that upon the termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s, subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoters within a period of 30 (thirty) days of the termination, the installments of sale consideration of the said Premises which may then have been paid by the Purchaser/s to the Promoters. It is understood that the Promoters will not have to refund any amounts which have been paid by the Purchaser/s towards VAT/ Service Tax/ GST or like. It is agreed by the parties that for the purposes of termination as envisaged herein the Promoters shall be entitled to liquidated damages quantified at 10% of the total consideration of the said Premises.

(G) At the time of accepting the said refund of the amounts as stated in clause 7 (F) the Purchaser/s shall execute and register the necessary Deed of Cancellation as required for by the Promoters and shall also hand over the original of these presents to the Promoters. In the event the Purchaser/s fail/s to come forward to execute and register the Deed of Cancellation within 7 (seven) days from such written intimation being given to the Purchaser/s, then by these presents itself the Purchaser/s herein irrevocably nominate, constitute and appoint Mr. Vicky Ghanshyam Sukhwani, Age: adult, Occupation: Business and/or Mr. Ravi Ghanshyam Sukhwani, Age: adult, Occupation: Business, both having address at: Sukhwani Boulevard Commerz, Office No. 101, Sukhwani Panorama, Pashan Sus Road, Sus, Pune 411021 being the partners of the Promoters jointly and/or severally (The photocopy of the photo identity of Mr. Vicky Ghanshyam Sukhwani and Mr. Ravi Ghanshyam Sukhwani are annexed hereto as Annexure "12" hereto for purpose of identification), as his/her/their, constituted attorney to execute and admit the execution of Deed of Cancellation or any other document as may required to cancel this transaction in law and on termination of this Agreement as aforesaid and who is entitled to do the same on refund of

amount to the Purchaser/s by sending the same by cheque/demand draft as aforesaid by Registered Post A.D. By executing these presents the Purchaser/s for himself / herself / themselves and his heirs, executors and administrators ratify and confirm and agree to ratify and confirm aforesaid act of the Constituted Attorney by virtue of these present clause. In pursuance of appointment of the constituted attorney as aforesaid by the Purchaser/s, for the aforesaid purpose, the additional stamp of Rs. 500/- (Rupees Five Hundred only) is paid herewith by the Purchaser/s for this instrument under the Maharashtra Stamp Act, 1958.

8. SPECIFICATIONS AND AMENITIES

(A) The specifications of the said Premises and fixtures, fittings and amenities to be provided by the Promoters to the said Premises or to the said building being in which said Premises is situated are described in the Annexure “9” annexed hereto.

(B) If any extra fittings, fixtures, and/or amenities are required by the Purchaser/s, then the Purchaser/s shall inform in writing to the Promoters and if it is possible for the Promoters, then the Promoters herein at his/its/their sole discretion may provide the same, provided the Purchaser/s accepting the cost/price of such extra amenities and undertake to pay or deposit the same prior to the commencement of such extra work and such additions bills raised by the Promoters shall be final.

9. DELIVERY OF POSSESSION

The Promoters herein shall complete the construction of the said Premises in all respect on or before _ _ _ _ _ . In the event, the Promoters fail or neglect to hand over possession of the said Premises to the Purchaser/s on account of reasons beyond their control and of its agents by the aforesaid date, then the Promoters shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said Premises with interest at the same rate as mentioned in clause 7 (D) hereinabove from the date the

Promoters have received the sum till the date the amounts and interest thereon is repaid to the Purchaser/s.

Provided that, the Promoters shall be entitled to reasonable extension of time for giving delivery of the said Premises on the aforesaid date, if the completion of the said building in which the said Premises is situated is delayed on account of:-

- (i) War, civil commotion, strikes or act of God.
- (ii) Any notice, order, rule, notification of the Government and/or public or competent authority or Court.
- (iii) The Purchaser/s has/have committed any default in payment of installment on its due dates as mentioned in Annexure "8" annexed hereto. (This is without prejudice to the right of the Promoters to terminate this agreement as stated in these presents).
- (iv) Non payment or delay in payment of any governmental taxes and levies as set out in clause 2 hereinabove. (This is without prejudice to the right of the Promoters to terminate this agreement as stated in these presents).
- (v) Non-availability or shortage of steel, cement, or any other building materials, water or electric supply including workmen/s, labourer/s, etc.
- (vi) Any extra work required to be carried in the said premises as per the requirement and at the cost of the Purchaser/s.
- (vii) Pendency of any litigation.
- (viii) Any unanticipated difficulty due to change in any Government rules or regulations or any objections from any Government authority or other Competent Authority.
- (ix) Any delay in getting any permissions, sanctions, consents, no objections or Completion Certificate from PMRDA or any concerned authority due to the procedural hazards and difficulties, inspite the

same having being filed with the concerned authorities well within the stipulated time frame.

- (x) Any delay in getting any services such as electricity, water, drainage, sewage connections or meters from concerned authority/department due to the procedural hazards and difficulties, inspite the same having being filed with the concerned authorities/department well within the stipulated time frame.
- (xi) Any other reasons beyond the control of the Promoters including force majeure conditions.

10. PROCEDURE FOR TAKING AND FAILURE TO TAKE POSSESSION OF THE SAID PREMISES

(A) After completion of construction in all respects in respect of the said Premises and upon obtaining the Completion Certificate, the Promoters herein shall within 7 (seven) days inform in writing to the Purchaser/s that the said Premises is ready for use and occupation and to take possession of the said Premises within a period of 15 (fifteen) days from the receipt of such letter.

(B) On receipt of such letter from the Promoters, the Purchaser/s herein shall inspect the said Premises in all respect and get satisfied according to the terms and conditions of this Agreement and after the Purchaser/s is/are satisfied himself/ herself/ themselves as aforesaid within the said period as mentioned in clause 10(A), at his/her/their request, the Promoters herein shall hand over the possession of the said Premises to the Purchaser/s on payment of all amounts due and payable by the Purchaser/s to the Promoters under this Agreement and the Purchaser/s herein has/have not committed any default in payment of consideration in installment on its due date to the Promoters in pursuance of these presents.

(C) It is further agreed between the parties hereto that, after receiving the possession of the said Premises as stated above, the Purchaser/s herein shall not be entitled to raise any objection or to demand any amount/s under whatsoever

ground from the Promoters herein. It is further agreed between the parties thereto that on receipt of possession of the said Premises by the Purchaser in pursuance of these presents, it shall be presumed that Purchaser/s herein has/have accepted the said Premises on as is where is basis and extinguished his/her/their rights as to raise any objection or complaint under whatsoever head.

(D) At the time of taking possession of the said Premises, the Purchaser/s shall execute the necessary Supplementary Agreement for Possession in such form as may be required by the Promoters and also shall execute such necessary indemnities, undertaking and such other documentation as may be required under this Agreement or by the Promoters.

(E) The Promoters agree and undertake to indemnify the Purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters.

(F) The Purchaser/s agree/s to pay the maintenance charges, deposits as determinate by the Promoters or ultimate organization of the tenement purchasers in the project, as the case may be at the time of taking possession of the said Premises.

(G) In the event, the Purchaser/s fail/s to take possession of the said Premises as stated hereinabove, the same shall be construed as a breach of the terms and conditions of this Agreement and that the Purchaser/s shall be liable to pay maintenance charges, taxes, etc as applicable.

11. DEFECT LIABILITY

(A) If within a period of 5 (five) years from taking possession of the said Premises or 15 days from the date of obtaining the Completion Certificate from the concerned authority whichever is earlier, the Purchaser/s brings to the notice of the Promoters any structural defect in the said Premises or the building in which the said Premises is situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defect/s shall be

rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be only entitled to receive from the Promoters reasonable compensation for such defect in the manner as provided under the Act.

Provided that, (i) the Purchaser/s shall maintain the said Premises in good conditions and repairs, (ii) shall not break open any walls/floorings or chisel or damage the same or carry on extensive interior works or enclosure works, (iii) shall not carry out any alterations/modifications/additions of the whatsoever nature in the said Premises or in the fittings therein, in particular it is hereby agreed that the Purchaser/s shall not make any alterations/modifications/additions in any of the fittings, pipes, water supply connections, sewage lines or any erection or alteration or modifications in the kitchen, bathrooms and toilets, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoters, the defect liability automatically shall become void.

(B) The word defect here means only the manufacturing defect/s caused on account of willful neglect on the part of the Promoters and shall not mean defect/s caused by normal wear and tear, negligent use of said Premises by the Occupants, vagaries of nature, any damage caused due to mishandling, misuse or due to any modifications or furniture work carried out by the Purchaser/s either themselves or through their agents or nominees or occupants, etc.

(C) Defect/s in fittings and fixtures are not included therein and the Purchaser/s shall have to directly approach the manufacturers for such warranty and guarantee of such fittings and fixtures.

12. USE OF THE SAID PREMISES

(A) The Purchaser/s shall use the said Premises or any part thereof or permit the same to be used only for Residential purpose as shown in the sanctioned plan.

(B) The Purchaser/s or Occupier/s of any tenement in the building shall not use the said Premises for the purposes of Massage Centre, Gambling House, Classes, Service Apartment, Hostel, Group Accommodation, Rentals on Cot Basis, Lodging Boarding, or any illegal or immoral purpose.

(C) The Purchaser/s shall use the allotted or common parking space only for the purpose for keeping or parking the Purchaser/s own two or four wheeler light vehicle but not entitled to park inside the project or the said car parking any heavy vehicles such as trucks, bull dozers, buses, tractors, etc. and further that the Purchaser/s shall not be entitled to park his/her/their any two or four wheeler vehicles in the common marginal spaces,

(D) Further the Purchaser/s or none of the occupants is/are entitled to have entry of any public vehicles without prior written consent from the Promoters till handing over the administration to the ultimate organization of tenement purchasers and thereafter from the managing committee of such ultimate organization.

(E) The Promoters shall not be responsible and/or liable for any nuisance and disturbance caused by any occupants, occupying any tenement in the project after the respective tenement has been handed over to such purchaser/s of the tenement by the Promoters.

13. FORMATION OF ORGANIZATION OF TENEMENTS HOLDERS IN THE BUILDING/S

(A) The Purchaser/s along with other purchaser/s of premises/tenements, etc. in the project shall join in forming and registering a Cooperative Housing Society to be known as **“Sukhwani Highlands Cooperative Housing Society Ltd.”** or by such other name as the Promoters may decide and for this purpose also from time to time sign and execute all the application for registration and / or membership and the other papers and documents necessary for the formation and registration of the Cooperative Housing Society including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within 7

(seven) days of the same being forwarded by the Promoters to the Purchaser/s, so as to enable the Promoters to register the Society, failing and / or neglecting to sign the necessary papers or not giving co-operation or assistance required by the Promoters, the Promoters shall not be liable for any delay in the formation of the Society, as the case may be and if the defaulter neglects or any of the Purchaser/s continues for a period of 2 (two) months, then the Promoters shall be relieved of their obligation to form the Society, which shall thereafter be formed only by all the tenement holders. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft byelaws of Society, unless it is required by the Registrar of Co-operative Society or any other Competent Authority, as the case may be.

(B) The Promoters shall form and register the Cooperative Housing Society after the sale of at least 51% (fifty one percent) of the tenements in the project.

14. CONVEYANCE IN FAVOUR OF THE ORGANIZATION OF TENEMENTS HOLDERS IN THE BUILDING/S

The Promoters have also disclosed to the Purchaser/s that they would form and register one Cooperative Housing Society for the project under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules for and that the society would be formed after the disposal of 51% of the tenements in the project. The Promoters shall convey the said land along with all the buildings in the project and the common amenities and facilities to the said society on or before _ _ _ _ _ and subject to (i) disposal of 2/3rd tenements in the project and receipt of total consideration and all other dues from such tenement holders and (ii) acceptance of the draft Conveyance by all parties concerned by mutual consent.

15. PAYMENT OF TAXES, CESSSES, MAINTENANCE, ETC.:

(A) Within a period of 15 (fifteen) days from the date of intimation to take the possession of the said Premises, the Purchaser/s herein shall be liable to bear

and pay all taxes, cesses in respect of the said Premises and non-agricultural assessment in respect of the said land to the respective authorities and/or to the Promoters or/and to the ad-hoc committee appointed by the Promoters or authorized committee of Society which is to be formed by the Promoters herein as stated hereinbefore.

(B) Within a period of 15 (fifteen) days from the date of intimation to take the possession of the said Premises, the Purchaser/s herein shall be liable to bear and pay the maintenance charges towards the said Premises quantified at Rs. 4.50/- (Rupees Four and Fifty paise only) per square feet (total area) per month to the Promoters and/or maintenance company appointed by the Promoters or/and to the ad-hoc committee appointed by the Promoters or authorized committee of the Society which is to be formed by the Promoters herein as stated hereinbefore.

(C) The maintenance charges shall be only towards the common areas and amenities and payment of bills for common water pumps/ lights, etc. and general maintenance of gardens, open spaces, etc. AMC for lifts and other equipments, etc. and provision of security services.

(D) But it is specifically agreed between the parties hereto that, the Promoters is not responsible/liable to pay or share in the aforesaid expenses towards maintenance charges in respect of unsold premises in the project.

(E) The Purchaser/s shall at the time of taking possession of the said Premises or within a period of 15 (fifteen) days from the intimation to take possession pay in advance a sum of Rs. 4.50/- (Rupees Four and Fifty paise only) per square feet (total area) per month for a period of 24 (twenty four) months towards maintenance charges to the Promoters or the maintenance company. The Promoters and/or the maintenance company shall cause the maintenance as stated above for the said period utilizing the said amounts commencing from 15th day from the intimation to take possession of the said Premises. No accounts thereof shall be furnished by the Promoters and/or the said maintenance company to the Purchaser/s or ultimate organization of the tenement

purchasers. The Promoters and/or the maintenance company shall cause the maintenance as stated above for the said period utilizing the said amounts. No accounts thereof shall be furnished by the Promoters and/or the said maintenance company to the Purchaser/s or ultimate organization of the tenement purchasers.

(F) It is further specifically agreed that the Purchaser/s shall every month/year contribute and pay to the Promoters and/or said maintenance company and/or the said society such sums as may be determined by the said maintenance company having regards to inflation.

(G) The Purchasers have disclosed that the said project being developed by them is in water scarcity zone and there may be shortage of water supply at times. The Purchaser/s herein has/have been made expressly aware by the Promoters that till such time as such water connection is made available by the concerned authorities and thereafter is procured and sufficient water becomes available for the said housing complex through such water connection or in case of insufficiency of water, the requirement of water for the said housing complex shall be met from other sources, including bore well and/or purchase of water from Water Tanker Agencies, etc. and that a prorate share of such purchase, treatment and distribution of such water shall be borne and paid by the Purchaser/s and if such contributions are not forthcoming, the Promoters or the maintenance company or the society shall not be responsible for continuing to supply such water.

(H) The Purchaser/s shall also be liable to pay any taxes such as service tax, VAT, GST, etc., if applicable as regards to the said maintenance service to be provided.

(I) It is specifically agreed between the parties hereto that, the Promoters are not responsible and/or liable to pay or share in the aforesaid expenses towards maintenance charges in respect of unsold premises and vacant in the project.

(J) The Purchaser/s shall deposit with the Promoters a lump sum amount of Rs. 1,00,000/- towards one time corpus and sinking fund of the building/s and which shall be collected by the Promoters and kept in a separate banking account and shall be handed over to the said cooperative society on the same being formed and taking over the maintenance of the building/s.

16. SPECIAL COVENANTS

(A) The Promoters herein have specifically informed to the Purchaser/s and Purchaser/s herein is/are also well aware that, the Promoters herein is developing the scheme with intention to have the homogeneity in the scheme as to landscaping, height and elevation of the building, outer colour scheme, terraces, windows and grills etc. and hence the Purchaser/s or any owner or occupier of the tenement/s in the building or project shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces. The Purchaser/s herein specifically undertakes to abide by the aforesaid condition and on relying upon this undertaking, the Promoters herein have agreed to allot and sell the said premises to the Purchaser/s herein on ownership basis, subject to the terms and condition of this Agreement.

(B) The Promoters herein are providing advance technology amenities / material / plant and equipment in common area/facilities like lifts, electric rooms, etc. for the tenement holders in the project. The said plants and equipments are to be operated and/or used by authorized persons with due care and diligence taking into consideration all safety guidelines and measures. It is specifically agreed between the parties hereto that, the Promoters shall not be responsible after handing over of premises to society or ultimate organization, the ultimate organization shall set its own norms for use of common advanced amenities. It is further agreed that the Promoters shall in no manner be responsible or liable for any misuse, injuries, casualties/ calamities or any damages of whatsoever nature caused to any person or property.

(C) The Purchaser/s shall offer his/her/their unconditional support for compliance as required by local/state/central government including semi governmental agencies and pollution control board and which includes operation of the rain water harvesting, STP, bio compost plant (if any), etc. The Purchaser/s hereby gives his/her//their consent and no objection to the Promoters and/or the ultimate organization of tenement purchasers or the maintenance company to operate and run facilities such as sewage treatment plant, rain water harvesting, etc. as per the rules and regulations imposed by the concerned authorities.

(D) The Purchaser/s herein agrees and covenants that for safety reasons, he/she/they shall be allowed to visit and inspect the said premises during the course of construction with prior permission of the Promoters and on a pre appointed time and date only.

(E) The Purchaser/s shall not be entitled to carry out any modification or charges in the said premises during or after the construction of the said Premises without the prior written permission and consent of the Promoters. All modifications and changes shall only be carried out at the discretion of the Promoters.

(F) There is a possibility that there may be some drainage lines, water lines or other utility lines under the parking spaces which is/are allotted to the Purchaser/s in the manner as stated in this Agreement and the Purchaser/s after taking possession thereof shall permit the Promoters and/or their nominees or the maintenance company to access the same for repairs and maintenance and for the same the Purchaser/s shall temporary remove his/her/their vehicles from the parking area for carrying on maintenance works and repairs.

(G) The grant of completion/occupation certificate by the concerned authority, in respect of the said Premises shall be conclusive proof as to completion of construction of the said Premises.

(H) The Purchaser/s herein admits and agrees to always admit that the Promoters are always ready and willing on all payment payable by the

Purchaser/s under this Agreement to the Promoters to hand over the possession of the said Premises on its completion.

(I) If at any time, after execution of this agreement, any additional tax/duty/charges/premium/cess/surcharge etc., by whatever name called, is levied or recovered or becomes payable under any statute/rule/regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said land or the said Premises or this agreement or the transaction herein, shall exclusively be paid/borne by the Purchaser/s. The Purchaser/s hereby, always indemnifies the Promoters from all such levies cost and consequences.

(J) The Purchaser/s is/are hereby prohibited from raising any objection in the matter of sale of premises, tenements and allotment of exclusive right to use parking spaces, garage, terrace/s, garden space/s, space/s for advertisement, installation or wireless communication towers or any others space/s whether constructed or not and called under whatsoever name, etc. on the ground of nuisance, annoyance or inconvenience for any profession, trade or business etc. that has been or will be permitted by law or by local authority in the concerned locality. For the aforesaid purpose the Purchaser/s is/are by executing these presents has/have given his/her/their irrevocable consent and for this reason a separate consent for the same is not required.

(K) Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law in respect of the said land and building or any part thereof except the said Premises. The Purchaser/s shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, Garden space etc. will remain the property of the Promoters until the said land and building is transferred to the ultimate organization of the tenement purchasers as hereinabove mentioned.

(L) Any delay tolerated or indulgence shown or omission on the part of the Promoters in enforcing the terms and conditions of this agreement or any

forbearance or giving time to the Purchaser/s by the Promoters shall not be construed as the waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoters.

(M) In the event of the said society being formed and registered before the sale and disposal of all the tenements/units. premises in the building, all the power, authorities and rights of the Purchaser/s herein shall be always subject to the Promoter's over all right to dispose of unsold tenements and allotment of exclusive rights to use un-allotted parking space/s, terrace/s, space/s for garden purpose, space/s for advertisement, installation of wireless communication towers etc. and all other rights thereto. The Purchaser/s or any other tenement holder in the building or ad-hoc committee or society or the maintenance company as the case may be shall have no right to demand any amount from the Promoters herein in respect of the unsold tenements/premises towards the maintenance charges or proportionate share in the common expenses etc. or any amount under head of donation or transfer charges etc.

(N) Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoters shall have all the rights under this agreement and other agreements in respect of the other premises shall be subsisting until all the payments inclusive of the amount of consideration, in respect of all the premises in the building is received by the Promoters.

(O) The Promoters herein have not undertaken any responsibility nor have they agreed anything with the Purchaser/s orally or otherwise and there is no implied agreement or covenant on the part of the Promoters, other than the terms and conditions expressly provided under this agreement.

(P) If any marginal open space adjacent to the building, at ground floor or adjacent terrace or terrace above any tenement, has/have been allotted by the Promoters to the purchaser of any tenement in the building, such respective

buyer and Occupier of the such tenement shall use the same being open space or terrace etc. and not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed and if any such buyer or Occupier of tenement holders in the building commit breach of this condition, the Promoters herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective tenement buyers or occupiers and recover the cost of removal from such buyer or occupiers. In light of this condition, the Purchaser/s herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any premises being allotted as a exclusive right to use the terrace, open space, parking space etc. along with the said premises, if any.

(Q) In case after the possession of the said premises is handed over to the Purchaser/s and the Purchasers let out or rent or lease or give on leave and license basis the said premises, then in such an event, the Purchaser/s shall inform in writing to the Promoters or the ultimate organization the details of such tenant or licensee or care takers.

(R) The Purchaser/s shall abide and observe by the General Rules of Conduct in the Project as stated in Annexure “10” annexed hereto.

(S) On notification being issued by the Government to that regards prior to the completion certificate being granted, the Promoters shall obtain forthwith the insurances in respect of the (i) title of the said land and building and (ii) construction of the project and shall pay the necessary premiums and charges thereto.

17. PROMOTER’S EXCLUSIVE RIGHT TO DEAL WITH THE RESTRICTED AREAS AND FACILITIES:

It is hereby agreed that the Promoters herein have the exclusive right of allotment of exclusive right to use and occupy different parking spaces, adjoining terraces, top terraces or open spaces or right to develop garden in adjoining

open space/s, space for advertisement on terrace or in the building, to one or more person/s of their choice. It is hereby agreed that the areas mentioned in the Second Schedule written hereunder under head Common Facilities only shall be the common facilities and the Promoters shall be entitled to declare all other areas as restricted or reserved areas and facilities alienate and dispose off other areas and facilities in such manner as the Promoters thinks fit.

18. REPRESENTATIONS AND WARRANTIES BY THE PROMOTERS

(A) The Promoters has clear and marketable title with respect to the project land, as declared in the title report annexed to this Agreement and have the requisite rights to carry out development upon the said land and also have actual, physical and legal possession of the said land for the implementation of the said land.

(B) The Promoters have lawful rights and requisite approvals from the competent authorities to carry out development of the said project and shall obtain requisite approvals from time to time to complete the development of the said project.

(C) There are no encumbrances upon the said land or the said project save and except those disclosed in the Title Report and/or in this Agreement.

(D) There are no litigations pending before any Court of Law with respect to the said land or project save and except those disclosed in the Title Report and/or in this Agreement.

(E) All approvals, licenses and permits issued by the competent authorities with respect to the said project, or the said land and said building are valid and subsisting and have been obtained by following due process of law. Further all approvals, licenses and permits to be issued by the competent authorities with respect to the said project, the said land and the said building shall be obtained following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said project, said land and the said building and common areas.

(F) The Promoters have a right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected.

(G) The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement with any person/s or party with respect to the said land, including the said project and the said Premises which will in any manner affect the rights of the Purchaser/s under this Agreement.

(H) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Purchaser/s in the manner contemplated in this Agreement.

(I) At the time of execution of the Conveyance of the said land and structure to the ultimate organization of tenement purchasers, the Promoters shall hand over lawful, vacant, peaceful and physical possession of the common areas of the structure to the ultimate organization of the tenement purchasers.

(J) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said project to the concerned authorities.

(K) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including notice for acquisition or requisition of the said land) has been received or served upon the Promoters in respect of the said land and/or the said project save and except those disclosed in the title report and/or in this agreement.

19. COVENANTS AS TO THE USE AND MAINTENANCE OF THE SAID PREMISES ETC.

The Purchaser/s himself/herself/themselves with intention to bring all persons into whosoever hands the said Premises may come, doth hereby covenant with

the Promoters as follows for the said Premises and also for the building in which the said Premises is situated.

(A) To maintain the said Premises at the Purchaser/s own cost in good tenable repair and condition from the date of possession of the said Premises is taken and shall not do or cause to be done anything or suffer to be done anything in or to the said Premises or the building in which the said Premises is situated, staircase or any passage which may be against the rules, regulations or bye laws of the concerned local or any other authority or change/alter or make addition in or to the said Premises and/or to the building/s in which the Premises is situated and in or to the said Premises itself or any part thereof without the consent of the local authorities, if required.

(B) Not to store in/outside the said Premises or surrounded area of the building/s, any goods which are of hazardous, combustible or dangerous nature or are too heavy as to damage the construction or structure of the building/s or storing of such goods is objected to by the concerned local authority any other authority or under any law and shall not carry out or caused to carried out heavy packages upto upper floors, which may damage or likely to damage staircase, common passages, lift/elevator or any other structure of the building/s including entrances of the building in which the said Premises is situated and in case of any damage is caused to the building in which the said Premises is situated or the said Premises on account of the negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for all the consequences of the breach.

(C) To carry at his/her/their own cost/s all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s. Provided that for the defect liability period such repairs shall be carried out by the Purchaser/s with the written consent and under the supervision of the Promoters. And further the Purchaser/s shall not do or cause to be done anything contrary to the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of

the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority.

(D) Not to demolish or cause to be demolished at any time or cause to make any addition and/or alteration of whatsoever nature in or to the said Premises or any part thereof and not to make any addition or alteration in the elevation and outside colour scheme of the building in which the said Premises is situated and shall keep the portion, sewers, drains, pipes and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect other parts of the building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC parts or other structural members in the said Premises without the prior written permission of the Promoters and/or the ultimate organization of the tenement purchasers.

(E) Not to do or cause to be done any act or thing which may render void or voidable any insurance of the said land and the building/s or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

(F) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said land and the building in which the said Premises is situated.

(G) Not to install any satellite TVC Dish or TV Antenna, broad band antenna or any similar device on the balconies or terrace attached to the said Premises or the top terrace. Prior written permission for installation of such devices shall have to be obtained from the Promoters or ultimate organization of tenement purchasers as the case may be and shall only be installed on the top terrace at predetermined places and all wirings cabling shall be done only through designated ducts.

(H) Pay to the Promoters within 15 (fifteen) days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned authority or Government for giving water, electricity or any other service connection to the building in which the said Premises is situated.

(I) To bear and pay the local taxes, water charges, insurance and such other levies, if any from the date of completion certificate in respect of the said Premises and also any additional increased taxes, insurances etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of change of user of the said Premises by the Purchaser/s for any purposes other than for the purposes as shown in the sanctioned plan.

(J) The Purchaser/s shall not let, sub-let, transfer assign or part with Purchaser/s interest or benefit factor of/under this agreement or part with the possession of the said Premises until all the dues payable by the Purchaser/s to the Promoters under the agreement are fully paid up and only if the Purchaser/s has/have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser/s has/have intimated in writing to the Promoters and obtained written consent thereof.

(K) The Purchaser/s shall observe and perform all the rules and regulations which the ultimate organization of tenement purchaser may have adopted at its inception and the additions, alterations, and/or amendments thereof that may be made from time to time for protection and maintenance of the said land and building which are and the tenement therein and for observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and the government and of the Government or other public bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid down by ultimate organization of tenement purchasers regarding the occupation and use of the Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this agreement.

(L) Till the conveyance of the said land and building in which the said Premises is situated is executed in favour of the ultimate organization of tenement purchasers, the Purchaser/s shall permit the Promoters and their surveyors and agents with or without workmen and others at all reasonable

times to enter into and upon the said premises and the said land and building/s or any part thereof to view and examine the state and conditions thereof.

20. NAME OF THE PROJECT AND BUILDING/S

(A) Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoters herein have decided to have the name of the Project / Scheme **“Sukhwani Highlands”** and further erect or affix Promoters name board at suitable places as decided by the Promoters herein on any building/s and at the entrances of the scheme or on the terrace /roof or on water tank of any building/s.

(B) The Purchaser/s or other tenement holders in the building or proposed ultimate organization of tenement purchasers or its successors are not entitled to change the aforesaid project / scheme name and remove or alter Promoter’s name board in any circumstances. This condition is essential condition of this Agreement.

21. MEASUREMENT OF THE AREA OF THE SAID PREMISES

(A) It is specifically agreed between the parties hereto that, in this agreement carpet area of the said premises and adjacent/top terrace are stated.

(B) “Carpet Area” shall mean the net usable floor area of the said Premises, excluding the area covered by the external walls, area under service shafts, exclusive balcony appurtenant to the said Premises for the exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Premises for the exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Premises. Explanation – For the purpose of the definition of carpet area (i) “exclusive balcony or verandah area” means the area of the balcony or verandah, as the case may be which is appurtenant to the net usable area of the said Premises, meant for the exclusive use of the Purchaser/s, (ii) “exclusive open terrace area” means the area of the open terrace which is appurtenant to the net usable area of the said Premises,

meant for the exclusive use of the Purchaser/s and (iii) "walls" would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or shear wall(s) or wall made from bricks or blocks or precast material or drywalls or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall.

(C) At the time of taking the possession the Purchaser/s at his/her/their own discretion get measured the area of the said Premises in light of aforesaid principal and if any difference more than 5% in the area is found then the consideration of the said Premises shall be adjusted accordingly and either Promoters or Purchaser/s as the case may be refund or pay the differential amount.

(D) After taking the possession of the said Premises by the Purchaser/s it shall be presumed the Purchaser/s has/have no grievance under whatsoever head including as regards to carpet area, height, length and width etc. of the said Premises.

22. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoters execute this Agreement, they shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has/have taken or agreed to take the said Premises.

23. CAR PARKINGS

(A) It is hereby agreed that though the car parking and scooter parking area covered or open shall be owned by all the tenement owners or their ultimate organization, it is the necessity and requirement of the tenement purchasers that various parking spaces be got distributed/allotted amongst them to have orderly and disciplined use and to avoid confusions, dispute and differences amongst them. With this view, the Promoters on the request of the Purchaser/s herein

will keep and maintain a register/record of such designations/selections of parkings to be done by the Purchaser/s amongst themselves which selections are to be confirmed by the all the tenement purchasers in the project or their ultimate organization that may be formed.

(B) The Promoters have not taken any consideration for such selection and allotment of parking spaces. It is specifically agreed by the Purchaser/s herein that the above work is being done by the Promoters ex-gratia on the request of the Purchaser/s and that if for any reason it be held that such selection/designation of parking/s by the purchasers of the tenements themselves is not proper then the purchasers of the tenements in the project (including the Purchaser/s herein) shall be entitled to use the entire parking area in common with the other tenement purchasers.

(C) All the tenement purchasers in the project (who have till this date booked tenements in the said scheme) have amongst themselves, for sake of orderly use and avoidance of any disputes in future by their own violation, selected car parkings, scooter parkings amongst themselves on first come first serve basis and have agreed amongst themselves to get the said allotments confirmed from the ultimate organization of the tenement purchasers which may be formed and the same shall form a part of the ultimate conveyance in favour of the said ultimate organization.

(D) The tenement purchasers amongst themselves agree that the selection shall be final, irrevocable and binding amongst all of them and the said right shall be perpetual and run along with their respective tenements and shall be heritable and transferable along with their respective tenements and shall not be separated.

(E) The Purchaser/s agree that in case of disputes amongst the tenement purchasers regarding the selection of the parking spaces, the same shall be referred to the Sole Arbitration of Mr. Vicky Ghanshyam Sukhwani being one of the partners of the Promoters and nominated by the parties hereto, whose decision shall be final and binding on all the tenement purchasers in the project.

24. BROCHURE/ADVERTISING MATERIAL

It is specifically understood that the brochure/s published as an advertisement material, sales plans and brochures contain various features such as furniture layout in a tenement, vegetation and plantation shown around the building, scheme, color scheme, vehicles etc. to increase the aesthetic value only and are not facts and are not agreed to be provided. These features/amenities are not agreed to be developed or provided by the Promoters. The concept tenement made by the Promoters may contain many civil and furniture upgrades to increase the aesthetic value only and are not facts and are not agreed to be provided by the Promoters and the same are not standard amenities which are agreed to be provided.

25. TAX DEDUCTED AT SOURCE

(A) If any deduction of an amount is made by the Purchaser/s on account of Tax Deducted at Source (TDS) as may be required under the Income Tax Act, 1961 or any other prevailing law while making any payment to the Promoters under this Agreement shall be acknowledged / credited by the Promoters, only upon Purchaser/s submitting Original Tax Deducted at Source Certificate and the amount mentioned in the Certificate is matching with Income Tax Department site to that effect.

(B) Provided further, that at the time of handing over the possession of the said Premises, if such Certificate of TDS is not produced to the Promoters, the Purchaser/s shall deposit equivalent amount as interest free deposit with the Promoters and which deposit shall be refunded by the Promoters on the Purchaser/s producing/furnishing such Certificate within 4 (four) months of the possession of the said Premises being handed over. Provided further that in case the Purchaser/s fail/s to produce such TDS Certificate within the stipulated period of 4 (four) months, the Promoters shall be entitled to appropriate the said Deposit against the receivable from the Purchaser/s.

26. PAYMENT OF STAMP DUTY REGISTRATION FEE ETC.

The Purchaser/s herein shall bear and pay stamp duty and registration fees and all other incidental charges etc. in respect of this agreement and all other agreements, deed of apartment or any final conveyance deed which is to be executed by the Promoters in favour of the Purchaser/s. The parties herein shall be entitled to get the aforesaid stamp duty adjusted, towards the total duty leviable on the conveyance, which is to be executed by the Promoters in favour of the Purchaser/s or in the name of the ultimate organization of tenement purchasers.

27. BINDING EFFECT

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

28. ENTIRE AGREEMENT

This Agreement along with its schedules and annexures, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regards to the said Premises.

29. RIGHT TO AMEND

This Agreement shall only be amended or modified through written consent of the parties and by executing necessary supplementary deeds and documents thereto.

30. PROVISIONS HERETO APPLICABLE TO SUBSEQUENT ALLOTTEES

It is clearly understood and also agreed by the parties hereto that all the provisions contained in this Agreement and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the said Premises in case of a transfer, as the said obligation go along with the said Premises for all intents and purposes.

31. SEVERABILITY

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

32. CALCULATION OF PROPORTIONATE SHARE

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other purchasers in the project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the tenements in the project.

33. FURTHER ASSURANCES

The parties hereto 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 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.

34. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoters at the Promoters office at Pune. After the Agreement is duly executed by the parties, the said Agreement shall be registered with the office of the Sub Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

35. REGISTRATION

The Purchaser/s shall present this Agreement as well as any other deeds, documents etc. which are to be executed by the parties hereto in pursuance of this presents, at the proper registration office for registration within the time limit prescribed under the Registration Act and Promoters after receiving written intimation will attend such office and admit execution thereof.

36. SERVICE OF NOTICE

(A) All notices to be served on the Promoters or the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Promoters or the Purchaser/s as the case may be by under Registered

Post A.D and notified by E-mail at his/her/their address/es specified in the title clause of this Agreement or at the address intimated in writing by the Purchaser/s after execution of this Agreement.

(B) In change of any address, telephone number, email address the any party, such party shall inform the same to the other party forthwith and if the same has not been communicated, the communications and letters posted at the original address shall be deemed to have been received by the Promoters or the Purchaser/s as the case may be.

(C) In case of joint purchasers all communications shall be sent by the Promoters to the purchaser 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 purchasers.

37. DISPUTE RESOLUTION

Any dispute between the parties shall be settled amicably. In case of failure to settle the disputes amicably, the same shall be referred to authorities as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under.

38. EFFECT OF LAWS

(A) 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.

(B) This Agreement shall always be subject to the provisions of The Real Estate (Regulation and Development) Act, 2016, The Maharashtra Ownership Flats (Regulation of the promotion, of The Construction, Sale, Management and Transfer) Act, 1963 and The Maharashtra Apartment Ownership Flats Act, 1970, and the rules made there under.

(C) The Courts in Pune shall have jurisdiction to try and entertain any matter arising out of this Agreement.

FIRST SCHEDULE

(Description of the said land)

All that piece and parcel of well defined and demarcated land or ground admeasuring 60 Ares i.e. 6000 square metres carved out of Survey No. 214 Hissa No. 3 total admeasuring 4 Hectares 83 Ares assessed at Rs. 10=50paise of Village Sus, Taluka Mulshi, District Pune and within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti Mulshi and within the jurisdiction of the Sub Registrar Haveli Nos. 1 to 27, Pune and bounded as follows:-

On or towards the East : By remaining land out of Survey No. 214/3.

On or towards the West : By Survey No. 214/1.

On or towards the North : By remaining land out of Survey No. 214/3.

On or towards the South : By remaining land out of Survey No. 214/3.

SECOND SCHEDULE

(Details of the Common Facilities and Restricted Areas and Facilities)

(A) Common Facilities

1. RCC Frame work structure of the buildings.
2. Common wall of brick/block masonry.
3. Drainage and water line work.
4. Electric meters and water meter/s connected to common lights, water connections, pump set, etc.
5. Light point outside the building and the staircase/s as well as those in the common parking space.
6. One overhead water tank for each building/wing with water pump connected to water reservoir.
7. Lift/Elevator with lift room, lift well and elevator equipment located adjoining the overhead water tank for the building.

8. Garden and open space if specifically marked.

(B) Restricted Areas and Facilities

1. Terraces adjacent if any to the flats shall be restricted and shall be for exclusive use of such respective flat holders.
2. The open space adjacent to the ground floor/stilt floor flats up to the fencing or boundary mark for the respective building, are restricted areas and the Promoter herein shall have exclusive right to allot the same to the tenement holder in the building.
3. The parking spaces as shown in the plans shall be restricted and the Promoters herein shall have exclusive right to allot the same to the tenement holder in the building in the manner as stated in this agreement.
4. Top terrace of the building/s shall be restricted and the Promoter herein shall have exclusive right to allot the same to the accommodation holder in the building.
5. All areas etc, which are not covered under aforesaid head common area and facilities are restricted areas and facilities which include the marginal open spaces, terraces, car-parkings within the said land and in the building/s which is/are under construction on the said land is reserved and Promoter shall have exclusive rights to sell or transfer, convey the same in part or in full to any buyer of flat, terrace/s, parking space etc. or to convert the restricted area into common area or vice-versa.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year first herein above written.

SIGNED SEALED AND DELIVERED by]
the within named Promoters]
M/s. V R Sukhwani Projects, through]
the hands of two of its partners]
(i) Mr. Vicky Ghanshyam Sukhwani]
]
(ii) Mr. Ravi Ghanshyam Sukhwani]

SIGNED SEALED AND DELIVERED by]
the within named PURCHASERS]
... ..]
... ..]
... ..]
... ..]

SIGNED SEALED AND DELIVERED by]
the within named CONSENTING]
PARTY through the hands of an one of]
of their Constituted Attorney]
Mr. Vicky Ghanshyam Sukhwani]
OR]
Mr. Ravi Ghanshyam Sukhwani

WITNESSES

(1) Sign:
Name:

Address:

(2) Sign:

Name:

Address:

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Annexure “1”

Copy of Plan of the said land

Annexure “2”

Copy of the Certificate of the Title

Annexure “3”

Copy of the 7/12 extract /Property Extract Card of the said land

Annexure “4A” and “4B”

Copy of the parking floor plan and floor plan

Annexure “5”

Copy of the Commencement Certificate

Annexure “6”
Copy of the NA Order

Annexure “7”

Details of the said Premises

(A)	Flat No.	_____
(B)	(i) Carpet area of the said Premises	_____ square metres
	(ii) Carpet area of Enclosed Balcony (collective)	_____ square metres
	Total area	_____ square metres
(C)	Floor	_____
(D)	Building	“_____”
(E)	Usage	Residential
(F)	Exclusive rights to use :	
	(i) Adjacent Open Terrace (collective)	_____ square metres
	(ii) Adjacent Open Balcony	_____ square metres
	(iii) Covered Car Parking Space	_____ square metres bearing No/s. _____
	(iv) Open Car Parking Space	_____ square metres bearing No/s. _____

In the project known as **“Sukhwani Highlands”** being developed or developed on the said land described in the First Schedule herein written.

DECLARATION

The Purchaser/s declare/s that he/she/they has/have read the agreement/got translated the same and fully understood the contents of the Agreement and there after same have been executed by all the parties and Purchaser/s has/have received the stamped copy of this Agreement.

(PROMOTERS)

PURCHASER(S)

1. _____

2. _____

Annexure “8”

Details of the installment of the payment of the consideration
by the Purchaser/s to the Promoters

		Amount	Particulars
a)	10%	Rs. _____/-	Paid by the Purchaser/s to the Promoters prior to the execution of this Agreement.
b)	19%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters within 2 (two) days from the date of execution of this Agreement.
c)	01%	Rs. _____/-	Deducted as TDS by the Purchaser/s under the Income Tax Act and agreed to be deposited by the Purchaser/s with the concerned authority.
d)	15%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of plinth of the said building in which the said Premises is situated.
e)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 1 st slab above the plinth of the said building in which the said Premises is situated.
f)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 3 rd slab above the plinth of the said building in which the said Premises is situated.
g)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 5 th slab above the plinth of the said building in which the said Premises is situated.
h)	2.5%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the

			Promoters on the completion of 7 th slab above the plinth of the said building in which the said Premises is situated.
i)	2.5%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of 9 th slab above the plinth of the said building in which the said Premises is situated.
j)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of all slabs including podium (if any) and stilts of the building in which the said Premises is situated.
k)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of walls, internal plaster, floorings of the said Premises.
l)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises.
m)	05%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of external plumbing and external plaster, elevation, terraces with water proofing of the building in which the said Premises is situated.
n)	10%	Rs. _____/-	Agreed to be paid by the Purchaser/s to the Promoters on the completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby, plinth protection, paving of areas if specified and all other requirements as may be prescribed in this Agreement of the building in which the said

			Premises is situated.
o)	05%	Rs. _____/-	And other balances/dues against and at the time of handing over of possession of the said Premises to the Purchaser/s on or after receipt of Completion Certificate, whichever is earlier.
		Rs. _____ /-	TOTAL

Annexure “9”
Amenities and Specifications

Entrance Lobby(Ground floor)

- Decorative ceiling with LED lights
- Door controlled by automation system

RCC

- Earthquake resistant structure as per seismic design

Brick work & Plaster

- Siporex/Ecolite/equivalent AAC Blocks
- External – double coat sand faced plaster
- Internal – super fine POP/Gypsum

Paint

- External – Superior crack resistant, weather proof acrylic paint of Dulux / Equivalent
- Internal – Premium Emulsion paint of Jotun / Equivalent

Plumbing

- Concealed plumbing with high quality CPVC and UPVC pipes of Astral / Equivalent
- Provision for washing machine in dry balcony

Kitchen

- Granite kitchen platform
- Designer Glazed/ceramic tiles for dado up to lintel level
- S. S. sink of Franke / Equivalent

Terraces

- S. S. Railing with toughened glass

Bathrooms

- Designer dado up to lintel level
- Cera sanitary fittings
- Jaguar single lever fixtures

- Wall hung EWC
- Concealed dual flush valves
- Solar heated water in master bathroom

Doors / Windows

- Decorative Laminated main door with exclusive fittings
- Internal laminated flush doors
- Full jamb width laminated marine plywood door frame
- Aluminium sliding powder coated premium sections for terrace and windows with mosquito mesh

Flooring

- Fully vitrified Tiles – 800mm x 800mm
- Anti-skid tiles in bathrooms and terraces
- Dado tiles in dry balcony up to 32” high

Electrification

- Concealed copper wiring with earth leakage circuit breakers
- TV , DTH and telephone points in living and bedrooms
- Adequate electrical points
- Points for Chimney, washing machine, fridge, micro wave and water purifier
- Shuttered plug socket to avoid accidental contact
- Provision for inverter backup
- Legrand/Equivalent premium quality modular switches
- Split A/C provision in living and ensuit bedrooms
- Intercomconnectivity between all apartments & security cabin
- Video door phone for all apartments
- CCTV Surveillance in campus

Others

- Fire fighting system
- Signage and Letter box for each apartment
- Internal concrete / paved roads

- Decorative compound wall
- Grand Entrance gate with security cabin
- 100% DG backup for complete common load
- Premium automatic elevators
- Sewage Treatment Plant
- Organic Waste Converter
- Water Treatment Plant
- Rain Water Harvesting

Note: -

1. The aforesaid specifications and amenities are general and will be provided in the said Premises as suitable in Premises. In case any particular amenity or item or brand or its colour is not easily available or has been discontinued or has reports of malfunction or the Promoters have any reservation as to its quality, then in such a case the Promoters shall have a sole right to put up another other amenity or item or brand or colour, which is similar to (in costs and usage) to the agreed one.
2. Any additional specification or work will be charged extra by the Promoters. No rebate will be given for cancellation or omission of any item or amenity.
3. The Promoters reserve the right to amend /add/delete the aforesaid specifications and amenities and also to change the elevation, color scheme, without notice to the Purchaser/s.

Annexure “10”

General Rules of Conduct

Vehicle Access

- No taxis, rickshaws or similar vehicles will be allowed in the premises, School bus and similar vehicles not allowed inside the premises exception to this is medical emergency vehicles which must be allowed without delays.
- No pick up and drop off vehicles like call center vehicles allowed in premises.
- ID tags for maids, vendors and regular society staff are compulsory which they must wear while on premises. They must make an entry and exit at security desk.
- Residents must cooperate with security agency's requests for identifying themselves.

External walls, attached terraces/balconies etc:

- No pots on the terrace/balcony/window walls for safety and aesthetic reasons. The mud-stains from these pots ruin the exterior paint.
- No pots, shoe-racks, decorative articles etc. in the common lobbies and common walls as they compromise the movement of human traffic during emergencies. All common areas must be kept free of personal belonging.
- No hanging of clothes on terrace/balcony/window railings and walls. We encourage you to buy portable clothes dryer/hanger, which can be kept in your terrace/balcony.
- Windows or wall mounted air condition units will not be allowed. Provisions for split A/C units are provided and such units must be mounted on designated spaces only after society approval in writing.

- Major electrical modifications like installing inverter for power backup will be allowed only after consultation and approval from our electrical consultant.
- Water heaters using gas will not be permitted due to safety reasons.
- No fixtures on external walls like wall hung pots, ceiling hung swings/pots etc.
- Staircase, lobbies etc are common property of society. Hence fixtures shoe-racks, pots etc will not be allowed in these areas. Such lobbies cannot be used as storage space for any articles including bicycles and sporting goods.
- Common satellite dish to be installed.
- Owning and shades on the terraces are not allowed.

Renting / leasing / subletting

- Renting or subletting to students or persons for hostel/group living purpose. Such group livings have known to create problems in many societies in form of nuisance values and security compromise.

General Hygiene and Safety

- Attached terraces and balconies are designed with specific load calculations. Do not use them for storage purpose.
- Pets cannot be taken out into premises for defecation/urination purpose. It is your duty to clean after your pet.
- No smoking in common areas like staircase, lobbies, foyer etc. as second hand smoke is hazardous to health. No consumption of alcohol or any like substances in the common areas. Remember children to use these common areas.
- Driving speed on internal roads not to exceed 25 km/hr. Please remember kids are at play in complex.

- Please follows all the driving signs in the society (parking, stop, speed, turns, etc.)
- Encourage yourself to buy individual portable fire extinguisher type ABC (multipurpose) and keep it handy in your kitchen for your own safety.

Waste management

- Garbage collection timings are restricted from 7.00 AM to 10.00 AM due hygiene reasons.
- Please remember it is now mandatory to segregate Wet and Dry Garbage.
- Encourage all residents to segregate recyclable items like paper, aluminum and metal cans, glass bottles/jars etc.

Internal Modifications:

- Internal changes are best carried out while your home is under constructions. You will be given sufficient time to request such changes. A separate guideline relating to internal changes is available with engineer-in-charge of the site. If you ever decide to do any changes in your home after it has been handed over to you it is very important that you use well qualified and skilled agency to do such modifications again keeping the guidelines in mind. A poorly executed job may lead to more problems for you, your neighbors and complex.

Annexure “11”

Copy of the Power of Attorney of the person/s admitting the registration
on behalf of the Promoters

Annexure “12”

Copy of the Photo Identity of the Promoters and the Purchaser/s