

ARTICLES OF AGREEMENT

THIS AGREEMENT MADE AND EXECUTED ON

THIS ____ DAY OF _____ 2024 AT PUNE.

BETWEEN

M/s. A & A REALTORS
(PAN: ABZFA7829H),
a partnership firm, registered under the provisions of the Indian Partnership Act, 1932, having its registered office at, Plot No. 64/10, Anant Apartment, 1st Floor, Income Tax Lane, Erandawane, Pune – 411 004, represented by its partner **MR. NIKHIL DEEPAK DESAI**, age- 28 yrs.

Hereinafter shall be referred to as the **“DEVELOPERS/ PROMOTER”**
(Which expression shall unless repugnant to the context or meaning thereof, mean and include the present and future partners of the firm, their heirs, executors, administrators, assigns etc.)

PARTY OF THE FIRST PART.

AND

1. **MR.** _____
Age about ____ Years, Occupation: _____
PAN NO. _____

2. **MRS.** _____
Age about ____ Years, Occupation: _____
PAN NO. _____

Both Residing At : _____

HEREINAFTER REFERRED TO AS THE **“PURCHASERS”**
(Which expression shall unless repugnant to the context or meaning thereof, mean and include his/her heirs, executors, administrators, assigns etc.)

PARTY OF THE SECOND PART.

WHEREAS by an Agreement for Development of Land, vide document no. **20267/22** Power of Attorney vide document no. **20268 /2022** dated **18/10/2022** registered at Haveli No.21 executed between, **MR. KAMALAKANT TRIMBAK CHAUBAL** of the One Part (hereinafter referred to as "the Development Agreements"), the Original Owner granted to the Promoter development rights to the piece and parcel of plot No. **351** in Sector No. **27**, admeasuring **353.6 sq. mtrs.** Situated at village Akurdi, Taluka Haveli, District Pune, lying within the limits of Pimpri Chinchwad Municipal Corporation which is the subject matter of this agreement as is hereinafter referred to as the "plot No. 351, in Sector No. 27, lying an immovable property being piece or parcel of freehold land bearing more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land"). and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;

AND WHEREAS the Promoters are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoters are in possession of the project land

AND WHEREAS the Promoter has proposed to construct on the project land having one building having mechanical parking, 6 slabs above parking floor slab.

AND WHEREAS the Allottee is offered an Apartment bearing number ----- on the ----- floor, (herein after referred to as the said "Apartment") in the building called "**ORCHARD RESIDENCES**" being constructed of the said project, by the Promoter

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **P52100049221** authenticated copy is attached in Annexure '**F**';

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016(hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the copy of the proposed layout plan and proposed building plan showing future proposed development as proposed by the Promoter and according to which the construction of the building (floor plan) and open spaces are proposed to be provided for on the said phase have been annexed hereto and marked as Annexure C-2

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment & Parking agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**

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

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

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No.----- on -----floor situated in the “**ORCHARD RESIDENCES** ” building being constructed in the said project,

AND WHEREAS the carpet area of the said Apartment is _____ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of Allottee, but includes the area covered by the internal partition walls of the apartment.

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

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

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. ;

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

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

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building consisting mechanical parking & 6 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition or modifications Required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. of the type of carpet area admeasuring sq. metres on floor in the building (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately)

(ii) The Allottee hereby agrees to purchase form the Promoter and Promoter hereby agrees to allocate to the Allottee covered mechanical parking spaces bearing Nos----- situated at Ground and Basement and/or podium/stack parking being constructed in the layout for the consideration of Rs. NIL.

The parking is provided free of cost.

1(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs.

2.1 The Allottee/s hereby agrees to pay to that Promoter the consideration of Rs(Rupees) in the following manner :-

Sr. No.	Stages of Construction	Percentage	Amount (INR) paid by the Purchaser
1	to be paid to the Promoter before execution of the Agreement	10% of the total consideration) + applicable GST	
2	to be paid to the Promoter at the time of execution of Agreement	20% of the total consideration) + applicable GST	
3	Agreed to be paid by the Purchaser/s to be paid to the Promoter on completion of the Plinth/parking slabs of the building or wing in which the said Apartment is located	15% of the total consideration) + applicable GST	
4	Agreed to be paid by the Purchaser to the Promoter on completion of all the slabs in the said building in which premises is situated	25% of the total consideration) + applicable GST	
5	Agreed to be paid by the Purchaser to the Promoter at the stage on completion of the walls and brick work	5% of the total consideration) + applicable GST	
6	Agreed to be paid by the Purchaser to the Promoter on completion of the internal and external plaster of the building or wing in which the said Apartment is located.	5% of the total consideration) + applicable GST	
7	Agreed to be paid by the Purchaser to the Promoter at the stage on completion of the internal water proofing and flooring, and bathroom dado of the building or wing in which the said Apartment is located.	5% of the total consideration) + applicable GST	

8	Agreed to be paid by the Purchaser to the Promoter at the stage on completion of the doors, windows, internal and external plumbing & sanitary fitting, Top terrace water proofing of the building or wing in which the said Apartment is located.	5% of the total consideration) + applicable GST	
9	Agreed to be paid by the Purchaser to the Promoter on completion of the lifts, electrical fittings, painting work the building or wing in which the said Apartment is located.	5% of the total consideration) + applicable GST	
10	Agreed to be paid by the Purchaser to the Promoter at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate	5% of the total consideration) + applicable GST	
	Total	100%	

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess, GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

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

1(f) The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ -----% per annum for the period by which the respective installment has been propond. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the (Apartment) to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1© herein above. ("payment plan")

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 353.6 Sq. mtrs square meters only and Promoter has planned to utilize Floor Space Index of 620.00 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control

Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 620.00 square meters as proposed to be utilized by him on the project land in the said building and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. There are 2 apartments on each floor upto the 5th floor i.e. 10 apartments and 11th apartment is on the 6th floor with big attached exclusive terrace and to terrace on the top of the 6th floor is kept common for all the flat holders.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of

sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter and the Promoter herein shall be entitled to deal with the said Apartment with any prospective buyer. Delay in issuance of any reminder/s or notices from the Promoter shall not be considered as waiver of Promoter's absolute right to terminate this agreement.

5.The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range(if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6.The Promoter shall give possession of the Apartment to the Allottee on or before 30th day of June 2025. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amount already received by him in respect of the Apartment with interest at the same rate as may mentioned in the caluse 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

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

7.1 Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment to the Allottee in terms of this Agreement to be taken within 3 months (three months from the date of issue of such notice and the Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

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

7.3 Failure of Allottee to take Possession of Apartment:

Upon receiving a written intimation from the Promoter as per clause 11.3, the Allottee shall take possession of the [Apartment] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment] to the Allottee. In case the Allottee fails or commits delay in taking possession of the said Apartment within the time provided in clause 11.3 such Allottee shall be liable for payment of maintenance charges as applicable,

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

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence. He shall use the garage or parking space only for purpose of keep in or parking vehicle.

9. The Allottee along with other Allottee(s) of Apartments in the building shall join in forming and Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation of Association and for becoming a member, including the byelaws of the proposed Association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of formation of Association as aforesaid, cause to be transferred to the Association all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated

9.2 The Promoter shall, within three months of registration of the Association, as aforesaid, cause to be transferred to the Association all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. After delivery of possession of the said premises, the Promoter will do the maintenance free of cost for the common areas only for the period of two months from the first possession of any flat. After expiring of two months period the Promoter will hand over maintenance to the committee of Apartment Owners Association. Even if Committee is not formed and even if they fail to open an account then the Promoter shall not be responsible for the maintenance.

11. At the time of registration of conveyance or Lease of the structure of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in the respect of the structure of the said Building/wing of the building. At the time of

registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

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

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

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment or owners association is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s s advance or deposit sums received on account of the share capital for the formation of the Association/ Apex body or , towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Federation/Apex body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

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

17. BINDING EFFECT

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

18. 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 any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

19. RIGHT TO AMEND

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

20. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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

21. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this

Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

23. FURTHER ASSURANCES

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of the 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

24. PLACE OF EXECUTION

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

25. The Allottee and /or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

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

M/s Promoter name
(Promoter Address)
Notified Email ID: _____

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

27. JOINT ALLOTTEES

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

28. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee

29. DISPUTE RESOLUTION

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

30. GOVERNING LAW

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

SCHEDULE A

(Description of the said “**PLOT**”)

All that piece and parcel of land situated within Registration Division and District, Pune, Sub Registration Division and Taluka Haveli and within local limits of Akurdi bearing plot no.351, situated at Sector No.27 of the Pimpri Chinchwad New Town Development Authority admeasuring 353.6 sq. mtrs., situate at Akurdi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation, and which is bounded by as follows:

On or towards East	-	By 10.5 meters wide road
On or towards South	-	By Plot No.396
On or towards West	-	By Plot No. 352
On or towards North	-	By 10.5 meters wide road

together with easement, appurtenances, ingress, egress, benefits including the benefits relating to the floor area ratio/ floor space index originating from the physical area thereof, and/or all such additional FAR/FSI either by way of transferable development rights, paid FAR/FSI, floating FAR/FSI or otherwise, ancillary, supplementary and all other consequential rights thereto.

SCHEDULE ‘B’

DESCRIPTION OF THE APARTMENT

Apartment No. ____ on the ____ Floor, admeasuring ____ **Sq.Fts.** = ____ **Sq.Mtrs.** Carpet area, together with **Terrace** adjacent to the said apartment admeasuring about ____ **Sq.Fts.** = ____ **Sq.Mtrs.** Carpet area and parking No.____ in the Building “-----” **Phase I** at “-----” as shown in plan, in the “-----” building to be constructed on , plot No.351 in Sector No. 27, within the limits of Village Akurdi, Taluka Haveli, District – Pune, within the local limits of Pimpri Chinchwad Corporation, area admeasuring 353.6 sq. mtrs. situate at Akurdi ,Taluka Haveli, District Pune, within the limits of Registration District of Pune, Sub-Registration Taluka Haveli,

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

**SIGNED AND DELIVERED BY THE WITHIN
NAMED DEVELOPER/PROMOTER
M/S. A AND A REALTORS
Through their partner -
MR. NIKHIL DEEPAK DESAI**

**SIGNED AND DELIVERED BY THE WITHIN
NAMED PROMOTER :**

1. MR.

2. MRS.

At on in the presence of WITNESSES:

1. Signature : _____
 Name : Amol Khannukar
 Address : Anant Apartment, Income Tax Lane No. 14,
 Prabhat Road, Pune - 411004

2. Signature : _____
 Name : Janardan Bhumbe
 Address : Anant Apartment, Income Tax Lane No. 14,
 Prabhat Road, Pune – 411004

List of Schedule

SCHEDULE I – Description of the said land

SCHEDULE II – Description of the project/phase registered with the RERA

SCHEDULE III – Description of the Apartment and the garage/closed parking along with boundaries in four directions.

SCHEDULE IV – Specifications of the said apartment

SCHEDULE VI – Description of limited common areas and facilities

List of Annexures

ANNEXUTE A – Copy of the Certificate of the title- Adv.

ANNEXUTE B – Copies of property card/7/12 – title

ANNEXUTE C1 – Copy of Building permission/Commencement certificate

ANNEXUTE C2 – Copy of Plans of the layout of the said phase

ANNEXUTE D- Copy of the parking plans.

ANNEXUTE E- Copy of floor plan of the said apartment

ANNEXUTE F- Authenticated copy of the registration certificate of the project by RERA

ANNEXURE – A

MRS. SMITA S.CHITALE

ADVOCATE

RAJKAMAL NO. 3, 124/11, ERANDAWANE, PUNE -411 004

TITLE CERTIFICATE

Certify that I have taken the search and inspected deeds and documents in respect of the property bearing All that plot situated at plot no.351, situated at Sector No.27 of the Pimpri Chinchwad New Town Development Authority admeasuring 353.6 sq. mtrs., situate at Akurdi, Taluka Haveli, District Pune, for last 30 years and on the strength of available records and documents, I am of the opinion that the Owner **MR. KAMALAKANT TRIMBAK CHAUBAL** has got a clean, clear and marketable title of the said property free from encumbrances.

Title Report Details of the Title Report the Schedule above Referred to (Description of property) Place: PUNE Dated 7th day of November 2022 (Signed)
Signature of Attorney-at-Law/Advocate

Sd/-

MRS. SMITA S. CHITALE

ADVOCATE

SCHEDULE IV

PROPOSED SPECIFICATIONS

STRUCTURE & MASONARY:

- ☐ Earthquake Resistant RCC frame Structure confirming to IS Code.
- ☐ External walls 6" thickness & internal walls 4" or 6" Autoclaved Aerated Concrete blocks.
- ☐ Ready Mix, Green Plaster, River Sand or Crushed Sand finish plaster to external walls and Gypsum or Neeru finishing plaster to internal walls.

FLOORING:

- ☐ Vitrified 600 mm x 600 mm flooring in the apartment with 0'4" skirting.
- ☐ Anti-skid ceramic tile flooring for attached terraces & dry balcony.

DOORS:

- ☐ Laminated plywood door frame or Wooden door frames with both side laminated flush door for all rooms.
- ☐ Stainless Steel fittings for all doors.

WINDOWS:

- ☐ Aluminium powder coated sliding windows / UPVC windows system with mosquito net & safety grills.
- ☐ Granite or Marble window sill.
- ☐ Exhaust fan provision for toilets.

KITCHEN:

- ☐ Granite kitchen platform with stainless steel sink.
- ☐ Glazed dado tiles up to 4"0" height above kitchen platform level.
- ☐ Provision for exhaust fan and water purifier (Elect.point + Plumbing)

BATHROOM:

- ☐ Granite or stone finish door frames for all bathrooms and dry balcony.
- ☐ Concealed plumbing in CPVC with chromium plated fittings.
- ☐ Hot and Cold mixing unit with shower in all bathroom.
- ☐ Wall hung commode with hand spray.
- ☐ Provision for water boiler.
- ☐ Provision for Exhaust Fan.
- ☐ Glazed dado tiles up to ceiling in bathroom.
- ☐ Anti-skid ceramic flooring.

DRY TERRACE:

- ☐ Anti-skid ceramic flooring.
- ☐ Plain dado tiles 4’0” height.
- ☐ Washing machine provision (Elect. point + Plumbing)

SAFETY:

- ☐ Wooden Safety Door.
- ☐☐☐☐☐☐☐☐☐☐ Video Door Phone point.

ELECTRICAL FITTINGS:

- ☐ Concealed copper wiring in entire apartment.
- ☐ TV and Telephone points in living room and master bedroom
- ☐ Adequate electrical points with modular switches in all rooms
- ☐ Two way fan and light point in master bedroom
- ☐ A.C. point in master bedroom
- ☐ Earth Leakage Circuit Breaker (ELCB).
- ☐ Single phase meter for each apartment.

PAINTING;

- ☐ Oil bound distemper to internal walls.
- ☐ Acrylic emulsion paint for external walls.
- ☐ Oil paint to grills.

LIFT:

- ☐ Lift of standard make.