

// SHREE GAJANAN PRASANNA //

ARTICLES OF AGREEMENT

THESE ARTICLES OF AGREEMENT MADE, ENTERED INTO AND EXECUTED AT PUNE ON THIS _____DAY OF _____IN THE YEAR 2019.

BETWEEN

M/s. ATHARV ASSOCIATES

Office at – Atharv Bungalow, Plot No 135,
Sector No. 20, Krushna Nagar, Chinchwad, Pune 411019

PAN –

Through its Partner

MR. PRAVIN PRAKASH PATIL

Age : 33 Years, Occ.: Business
AND / OR

MR. SWAPNIL SAHADU JOSHI

Age : 23 Years, Occ.: Business
AND / OR

MR. NITIN BALIRAM PATIL

Age : 30 Years, Occ.: Business
AND / OR

MR. BHAIRESHWAR MAHADEV KAMBLE

Age : 32 Years, Occ.: Business
AND / OR

MR. AVINASH SUDHKAR THITE

Age : 27 Years, Occ.: Business

... Hereinafter called and referred to as **‘THE PROMOTER/DEVELOPER’**
(Which expression shall unless excluded by or repugnant to the subject context or meaning thereof be deemed to mean include the said Firm, its present associates, the persons who may be admitted as the associates of the said firm his / her Successor, Heirs, Legal Representative, Executors, Administrators, Nominee And Assigns)

...THE PARTY OF THE FIRST PART.

(2)

AND

1. MR. _____

Age: ____ Years, Occ.: _____

(**PAN -** _____)

2. MRS. _____

Age: ____ Years, Occ.: _____

(**PAN -** _____)

Both R/at - _____

... Hereinafter called and referred to as '**THE PURCHASERS / ALLOTTEES**' (which expression unless repugnant to the context or meaning thereof shall mean and include the Purchasers / Allottees /s alone as far as the obligations on the part of the Owner and / or Promoter are concerned and the Purchasers / Allottees /s shall not be entitled to assign or transfer his / her / their rights under this Agreement)

...THE PARTY OF THE SECOND PART.

AND

Mr. NARAYAN BALU KONDBHAR & OTHERS

Through their Power of Attorney Holder & them self

M/s. ATHARV ASSOCIATES

Office at – Atharv Bungalow, Plot No 135,

Sector No. 20, Krushna Nagar, Chinchwad, Pune 411019

PAN -

Through its Partner

MR. PRAVIN PRAKASH PATIL

Age : 33 Years, Occ.: Business

AND / OR

MR. SWAPNIL SAHADU JOSHI

Age : 23 Years, Occ.: Business

AND / OR

(3)

MR. NITIN BALIRAM PATIL

Age : 30 Years, Occ.: Business

AND / OR

MR. BHAIRESHWAR MAHADEV KAMBLE

Age : 32 Years, Occ.: Business

AND / OR

MR. AVINASH SUDHKAR THITE

Age : 27 Years, Occ.: Business

... Hereinafter called or referred to as “**THE OWNERS / CONFIRMING PARTIES**” (which expression shall unless it be repugnant to the context, or meaning thereof be deemed to mean and include their respective heirs, executors, and administrators)

.... **PARTY OF THE THIRD PART**

All that piece and parcel of the following lands –

a) land admeasuring 1764 sq.fts out of land bearing **Gat No. 882** admeasuring 02 Hectors 72 Ares situated at **village Chikhali**, Tal. Haveli, Dist. Pune, which is within the limits of Pimpri chinchwad municipal corporation, which is bounded as under:

On or towards East :- By Road,

On or towards South :- By Road,

On or towards West :- By Property of Mr. Narayan Kondbhar and others.

On or towards North :- By Property of Shree. Gokul Tapkir and Mr. Dnyaneshwar Tapkir.

b) Land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing **Gat No. 882** admeasuring 02 Hectors 72 Ares, situated at **village Chikhali**, Tal. Haveli, Dist. Pune, which is within the limits of Pimpri chinchwad municipal corporation, which is bounded as under:

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On or Towards East	: By Road
On or Towards South	: By Road and Property of Mr. vasudeo Tapkir and Shree Shnakar Tapkir
On or Towards West	: By Property of Mr. Ramdas Lokhande.
On or Towards North	: By Property of Gokul Tapkir and Mr. Dnyaneshwar Tapkir

Hereinafter referred to as the “Said Land”

BRIEF HISTORY :

Upon the perusal of the documents provided to me it is seen that all that piece and parcel of the land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares situated at village Chikhali, Tal. Haveli, Dist. Pune, was owned by Mr. Deoram Krushnarao Jadhav since 1988.

It is seen from the 7/12 extract of the said land that the said land was “Mofat Gayran” as the same remark was present on the 7/12 extract of the said land in 1980.

It is further seen from the Mutation entry No. 1464 dated 1.7.1988 that as per the order passed by Tahasildar Haveli on 1.7.1988 bearing No. Th1/Vashi/1060/88 and as per the Order of the Collector Pune dated 29.6.1988 bearing No. PMH/4527 the remark of “Mofat Gayran” was deleted from the 7/12 extract of the said land and the name of the Mr. Deoram Krushnarao Jadhav was recorded in the 7/12 extract of the said land as the owner of the said land.

It is further seen that the said Mr. Deoram Krushnarao Jadhav sold and conveyed the said land admeasuring 1 H 29.55 R out of the said land unto and in favour of Mr. Amarsinh Jyotirao Jadhavrao vide Sale Deed dated 8.12.1995. The said sale Deed is not provided for our scrutiny. By virtue of the said sale Mr. Amarsinh Jyotirao Jadhavrao became the owner of the said land admeasuring 1 H 29.55 R out of the said land and effect of the same has been given to the revenue records i.e. 7/12 extract vide mutation entry No. 4075.

a) For land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat. No. 882 admeasuring 02 Hectors 72 Ares. Was owned by Mr. Amarsinh Jyotirao Jadhavrao.

It is further seen that the said Mr. Amarsinh Jyotirao Jadhavrao sold and conveyed the land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares unto and in favour of Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar vide Sale Deed dated 24.4.2015, which is registered in the office of sub-registrar Haveli No. 24 at Sr. No. 3596.

By virtue of the said Sale Deed the said Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar became the owners of the land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares and the names of Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar have been recorded in the revenue records i.e. 7/12 extract of the said land vide mutation entry No. 26804 dated 19.6.2015.

It is further seen that the said Mr. Narayan Balu Kondbhar, Mr. Haribhau Balu Kondbhar, Mr. Navnath Balu Kondbhar, Mr. Ajay Baban Kondbhar and Mr. Bajirao Baban Kondbhar decided to develop the land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares and accordingly have granted development rights of the same unto and in favour of M/s. Atharva Associates vide Development Agreement dated 16.9.2016, which are registered in the office of sub-registrar Haveli No. 17 at S. No. 5863 and 5864.

By virtue of the said development agreement and power of attorney te said M/s. Atharva Associates agreed to construct and allot 50% of the construction in the form of Flats/shops and other tenements and te M/s. Atharva Associates has right to develop the said land admeasuring 4563 sq.fts i.e. 424.5 sq. mtrs out of and forming a part of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares and to sell reaming flats/shops and other tenement to prospective purchasers.

b) For land admeasuring 1764 sq.fts out of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares was owned by Mr. Deoram Krushnarao Jadhav.

It is further seen that the said Mr. Deoram Krushnarao Jadhav died intestate on 20.12.1996 leaving behind his only legal heirs namely Smt. Kamladevi Deorao Jadhav (widow), Shubhangi Ranjitsingh Gaikwad (married daughter), Manjuraje Aditya Patankar (married daughter), Jayasinghrao Deoram Jadhav (son), Mr. Dhananjay Deoram Jadhav (son) as his only legal heirs. Accordingly the names of legal heirs of Late Deoram Krushnarao Jadhav were recorded in the revenue records i.e. 7/12 extract of the said land vide mutation entry No. 4462.

It is further seen that the said that Smt. Kamladevi Deorao Jadhav, Shubhangi Ranjitsingh Gaikwad, Manjula Aditya Patankar, Jayasinghrao Deoram Jadhav, Mr. Dhananjay Deoram Jadhav through Power of Attorney holder Mr. Vikram Vijaysingh Bhosale sold and conveyed the land admeasuring 1724 sq.fts out of land bearing Gat No. 882 admeasuring 02 Hecotors 72 Ares unto and in favour of Sopan Sakharam Kiwale vide Sale Deed dated 4.12.1998, which is registered in the office of sub-registrar Haveli No. 8 at Sr. No. 696. However the said Sale Deed is not provided for my scrutiny.

By virtue of the said sale Deed the said Sopan Sakharam Kiwale became the owner of the land admeasuring 1724 sq.fts out

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of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares and accordingly the name of the Sopan Sakharam Kiwale has been recorded in the revenue records vide mutation entry No. mutation entry No. 26803 dated 28.10.2010.

It is further seen that the said Sopan Sakharam Kiwale with the consent of the Mr. Ganes Sopan Kiwale, Vijay Sopan Kiwale and Mr. Sanjay Sopan Kiwale granted development rights of the said land admeasuring 1724 sq.fts out of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares in favour of M/s. Atharva Associates vide Development Agreement dated 18.5.2016 and Irrevocable Power of Attorney dated 18.5.2016, which are registered in the office of sub-registrar Haveli No. 26 at S. No. 4392 and 4393.

By virtue of the said development agreement and power of attorney the said M/s. Atharva Associates agreed to construct and allot 50% of the construction in the form of Flats and other tenements and to M/s. Atharva Associates has right to develop the said land admeasuring 1724 sq.fts out of land bearing Gat No. 882 admeasuring 02 Hectors 72 Ares and to sell remaining flats/shops and other tenement to prospective purchasers.

AND WHEREAS M/s. Atharva Associates has made and registered Partnership Deed on dtd 01/02/2016 which was notarised before Adv. Suhasini A. Shinde on dtd 09/02/2019, and also change the Partners of the firm, then new partners have made and registered Reconstitution Deed on dtd 11/04/2018 which was notarised before Adv. C. B. Kavade on dtd 19/04/2019, and as per Reconstitution Deed the above Partners are developed the said land under the name of M/s. Atharva Associates.

AND WHEREAS M/s. Atharva Associates has submitted building plan to PCMC for sanctioning and PCMC has sanctioned the plan and issued the Commencement Certificate on 18/02/2019 vide Commencement Certificate No. BP/Chikhali/22/2019.

AND WHEREAS M/s. Atharva Associates have start the construction work on said Property as per sanction plan of PCMC.

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AND WHEREAS M/s. Atharva Associates has start to develop the said Property by constructing an ownership Flat/Unit, a scheme in the name of “**ABHIMAN SQUARE**”.

AND WHEREAS M/s. Atharva Associates i.e. Promoters / Developers are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoters / Developers is in possession of the project land. The Promoters / Developers has proposed to construct on the project land ____ buildings having Parking + _____ Floor.

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/buildings.

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 M/s. _____ 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.

(9)

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

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

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at no _____; authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has got some of the approvals from the concerned local authorities 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/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an **Apartment / Flat No. _____ on _____ Floor in the building known as ABHIMAN SQUARE** constructed on the property mentioned in schedule of the property.

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AND WHEREAS the carpet area of the said **Apartment / Flat** 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 veranda area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the 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 this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. _____/- (Rupees _____ Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration 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 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/Plot) and the covered parking(if applicable)

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

1. The Promoter shall construct the said building/s consisting of Parking + _____ 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 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 **Flat / Apartment No. _____ on _____ Floor of carpet area admeasuring _____ sq. ft. i.e. _____ sq. metres, and Encl. Balcony area _____ sq. ft. i.e. _____ Sq. mtrs., and Terrace Area _____ sq. ft. i.e. _____ Sq. mtrs.** and building known as **ABHIMAN SQUARE** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed Annexure C for the consideration of **Rs. _____/- (Rs. _____ only)** 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 from the Promoter and the Promoter hereby agrees to sell to the **Allottee covered parking spaces – _____ situated at on _____ Floor** being constructed in the layout for the consideration of **including in total consideration amount.**

1(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus **Rs.** _____/- (**Rs.** _____ **Only**) On or before the execution of these presents, the Purchasers / Allottees has/have paid to the Promoters a sum of **Rs.** _____/- (**Rupees** _____ **Only**) paid i.e. Rs. _____/- paid by Cheque No. _____ dtd _____ drawn on _____, the receipt of the said amount the Promoters do hereby admit and acknowledge; being part payment of the consideration payable hereunder and the Purchaser/s hereby agree/s and undertake/s to pay to the Promoter the balance amount of **Rs.** _____/-(**Rs.** _____ **Only**) the agreed purchase price, in the following manner:-

Sr. no.	Percentage	Particulars
1		At the time of Booking/Application
2	10%	Before Execution of Agreement
3	20%	Upon Execution of Agreement
2	10%	On Completion of Plinth
3	10%	On Completion of 1 st Slab
4	10%	On Completion of 3 rd Slab
5	10%	On Completion of 5 th Slab
6	5%	On completion of RCC of the staircases, lift wells, lobbies upto the floor level of the said Apartment.
7	5%	On completion of the walls, internal plaster, of the said Apartment.
8	5%	On completion of the external plaster, elevation, terraces with waterproofing, of the building
9	5%	On completion of the floorings
10	5%	On completion of doors and windows, Sanitary fittings, external plumbing, lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas
11	5%	Possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate
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, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [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 instalments payable by the Allottee by discounting such early payments @ 8% per annum for the period by which the respective instalment has been preponed. 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, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) 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 _____ square meters only and Promoter has planned to utilize Floor Space Index of _____ 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 _____ as proposed to be utilized by him on the project land in the said Project

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.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] 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 instalments, 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 instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

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 _____. 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 amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 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/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee 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 said Apartments are ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] 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/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the 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/office/show-room/shop/godown for carrying on any industry or business.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

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

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company 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 Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body 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. 2500/- 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. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Rs. 1,000/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. 15,000/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. 25,000/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. 40,000/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Rs. 75,000/- For Deposit towards Water, Electric, and other utility and services connection charges
- (vi) Rs. 50,000/- for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter a sum of **Rs. 5,000/-** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing 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 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.

13. 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/Plot] 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.

14. 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 outgoings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment 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.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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

17. 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/Flat] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the

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

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

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

21. 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.

22. SEVERABILITY

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

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

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

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

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

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

26. 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.

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

Name of Allottees/ Purchasers

1. MR. _____

2. MRS. _____

Both R/at – _____

Notified Email ID: _

Name of Promoter / Developer

M/s. ATHARV ASSOCIATES

Office at – Atharv Bungalow, Plot No 135,

Sector No. 20, Krushna Nagar, Chinchwad, Pune 411019

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.

28. 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.

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

30. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maha Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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31. GOVERNING LAW

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

SCHEDULE - I
(of the land above referred to)

All that piece and parcel of the following lands –

c) land admeasuring 1764 sq.fts out of land bearing **Gat No. 882** admeasuring 02 Hectors 72 Ares situated at **village Chikhali**, Tal. Haveli, Dist. Pune, which is within the limits of Pimpri chinchwad municipal corporation, which is bounded as under:

On or towards East	:- By Road,
On or towards South	:- By Road,
On or towards West	:- By Property of Mr. Narayan Kondbhar and others.
On or towards North	:- By Property of Shree. Gokul Tapkir and Mr. Dnyaneshwar Tapkir.

d) Land admeasuring 4563 sq.fts i.e. 424.5 sq.mtrs out of and forming a part of land bearing **Gat No. 882** admeasuring 02 Hectors 72 Ares, situated at **village Chikhali**, Tal. Haveli, Dist. Pune, which is within the limits of Pimpri chinchwad municipal corporation, which is bounded as under:

On or Towards East	: By Road
On or Towards South	: By Road and Property of Mr. vasudeo Tapkir and Shree Shnakar Tapkir
On or Towards West	: By Property of Mr. Ramdas Lokhande.
On or Towards North	: By Property of Gokul Tapkir and Mr. Dnyaneshwar Tapkir

SCHEDULE – II
DESCRIPTION OF THE SAID FLAT / APARTMENT:

FLAT NO. : _____

FLOOR : _____

CARPET AREA : _____ sq. ft. i.e. _____ Sq.mtrs.

ENCL. BALCONY AREA : _____ sq. ft. i.e. _____ Sq.mtrs.

TERRACE AREA : _____ sq. ft. i.e. _____ Sq.mtrs.

BUILDING / WING : _____

PARKING : _____

PROJECT NAME : “ABHIMAN SQUARE”

SCHEDULE
COMMON AREAS AND FACILITIES

(a) COMMON AREAS

1. The land and the open space described in the First Schedule above (subject to the right of exclusive use of open spaces, car parking and terraces allotted for exclusive use or that will be allotted to various units.
2. The footings, RCC structures and main walls of the building, Staircase column in the building.
3. Common drainage, water and electrical lines.
4. Common ground water storage tanks and overhead water reservoirs and plumbing machinery, pumps etc.
5. Compound walls, fencing and gates.
6. Lift and Lift well, staircase of the said Building.
7. Toilets on the Ground Floor.
8. Fire fighting equipment's, rain water harvesting system.

(b) LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units;
2. The terrace area and parking areas under stilts/ marginal open spaces/ podium/ basements and portions thereof may be allotted for exclusive use of the specific flat by the Promoter as per his discretion or retained by him;
3. Other exclusive and limited common area and facilities as mentioned in the agreement;
4. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities;
5. land around building and open areas

SCHEDULE / SPECIFICATION

a) SPECIFICATION/AMENITIES

- 1. STRUCTURE :**
R.C.C. framed building structure with slabs and lintels.
- 2. LIFT:**
Good quality lift
- 3. WALLS :**
External walls in 6" thick brick/block masonry and internal walls in 4" / 6" thick brick / block masonry in cement mortar.
- 4. PLASTER :**
Sand face plaster for external surface Neeru finish for internal walls & ceiling.
- 5. FLOORING :**
2'0" x 2'0" good quality vitrified in all rooms, Designer anti – skid ceramic flooring in toilets
- 6. TERRACE :**
Anti Skid designer tiles
- 6. KITCHEN :**
Steel Grey Granite Platform with stainless steel sink Designer tiles dado upto stilt level, provision of exhaust fan
- 7. TOILET :**
CP bath fittings in each toilet, Hindware / Equivalent Sanitary ware, in each toilet Anti – Skid flooring Provision for Geyser
- 8. ELECTRICAL :**
Concealed copper wiring Adequate electrical point in each room
- 9. PAINT :**
External : Good quality acrylic paint
Internal : Good quality OBD Paint
- 10. DOORS :**
both side laminated main door
Internal flush doors with Steel Grey Granite frame for Bath & W/C.
- 11. WINDOWS :**
3 track aluminum powder coated window with mosquito mesh, Elegantly designed safety grill
- 12. COMMON LIGHT:**
- 13. PROVISIONS :**
TV and telephone points, in living room and master room For washing machine in dry balcony
- 14. DRINING WATER :**
Separate storage & supply system for drinking water

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON
THE DAY, MONTH AND THE YEARS HEREIN ABOVE WRITTEN.

M/S. Atharv Associates
Through Its Partner
Mr. _____
Promoters / Developers

1. Mr. _____

2. Mrs. _____

Purchasers / Allottees

Mr. Narayan Balu Kondbhar &
Others Through Their Power of
Attorney Holder & Them Self
M/S. Atharv Associates
Through Its Partner
Mr. _____
Owner/ Consenting Party

IN THE PRESENCE OF
Witnesses:

1. Signature :
Name :
Address :
2. Signature :
Name :
Address :

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ANNEXURE 'A'

Title Report

Details of the Title Report
(as per attached)

ANNEXURE -B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

ANNEXURE -C

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

ANNEXURE -D

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

ANNEXURE - E

(Specification and amenities for the Apartment),
(on mentioned Page No. 27)

ANNEXURE -F

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