

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Pushpaknagar [Vadghar], Navi Mumbai, Tal. Panvel, Dist. Raigad on this ____ day of ____ 20__ BETWEEN **M/S. R. K. GROUP OF INFRA [Partnership Firm]** Constituted under the provision of The Indian Partnership Act 1932, vide under **Registration Sr. No.** _____ dtd. _____ **having its Office at Office No. 708, 7th Floor, The Land Mark Building, Plot No. 26-A, Sector-7, Kharghar, Navi Mumbai – 410 210, Tal. Panvel, Dist. Raigad,** hereinafter for brevity's sake is called and referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present & future Partner **their** heirs, executors, administrators and assigns) of the **FIRST PART.**

A N D

[1] **SHRI. MILIND NANDAKUMAR BHAGAT**, an adult, Indian Inhabitant, residing at **House No. 0784, Shivkrupa Building, Behind Marathi School, Sector- 11, Jhugaon, Navi Mumbai, Vashi, Navi Mumbai – 400 703, Tal. & Dist. Thane,** [2] **SMT. PALLAVI RAVINDRA GHARAT**, an adult, Indian Inhabitant, **residing at House No. 226, Varche Owale, Post Pargaon, Tal. Panvel, Dist. Raigad – 410 206,** [3] **SHRI. RAJENDRA DHANRAJ PATIL**, an adult, Indian Inhabitant, **residing at Flat No. A-01, Plot No. 23, Mangalgani CHS, Sector – 13, Near Aaippa Mandir, New Panvel, Tal. Panvel, Dist. Raigad-410 206,** hereinafter referred to as the "**THE ORIGINAL LICENSEES /CONFIRMING PARTY**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include **their** heirs, executors, administrators & assigns] of the **SECOND PART.**

A N D

SHRI/SMT/M/S. _____, an/both adults, Indian Inhabitants, **residing at** _____, hereinafter for brevity's sake is called and referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual his/her/their heirs, executors, administrators, in case of Partnership Firm its partner and in case of Company its Director, their successors and assigns) of the **THIRD PART.**

WHEREAS The Corporation is the New Town Development Authority for the area designate as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra [hereinafter referred to as the "State Government"] in exercise of its powers under Subsection [1] and [3-A] of Section 113 of The Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP ACT, 1966").

AND WHEREAS The State Government as per Section 113 [A] of The MRTP Act, 1966 acquired lands described therein and vested such lands in the Corporation for development and disposal.

AND WHEREAS The Corporation, as a part of the Development of Navi Mumbai has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government [hereinafter referred to as the "Project" which includes development of land for the purpose allied thereto].

AND WHEREAS the right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 [hereinafter referred to as the "LARR Act, 2013"] came into force w.e.f. 1st January 2014 replacing the LA Act 1894 have not been declared for certain lands as on 1st January 2014. Therefore, as per Section 24 of the LARR Act, 2013 the determination of compensation for such lands shall be in conformity with LARR Act, 2013.

AND WHEREAS Pursuant to Section 108 [1] & 108 [2] of the LARR Act, 2013, The State Government vide Government Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dtd. 1st March 2014 [hereinafter referred to as the "G. R. dtd.1st March 2014 has in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

AND WHEREAS there are some structure erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Government vide Government Resolution of Urban Development Department No. CID-1812/CR-274-UD-10 dtd. 28th May 2014 [hereinafter referred to as the "G.R. dtd. 28th May 2014] has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. in accordance with the Government Resolution and Forest

Dept. No. RPA-2014/CR-52/R-3 dtd. 25th June 2014 [hereinafter referred to as the "G.R. dated 25th June 2014"]. The District Rehabilitation Officer has been authorised to determine the eligibility of the structure owners, whose structure are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector, Raigad. As per G.R. dated 25th June 2014, the plots are to be allotted by the Corporation as per the applicable provisions of G. R. dated 1st March 2014. G.R. dated 28th May 2014 and as per circular issued by the Corporation bearing No. "CIDCO/Vya.Sa/Aa. Vi.Ta/2014 dtd. 19th September 2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the Award Declared by the Deputy Collector [Land Acquisition], as the case may be.

AND WHEREAS The City and Industrial Development Corporation of Maharashtra Limited [CIDCO of Maharashtra Ltd.] under the State Government and as per the Confirmation Order Passed for by The Collector Raigad, The Cidco Of Maharashtra Ltd. had allotted **Plot No. 217, adm. 590 sq. mtrs., Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** under **Allotment Letter Ref. No. सिडको/आंवित /पुनःस्थापना/ओवळे/२०१७/७०४२, दिनांक:-२९/०७/२०१७ vide under CIDCO File No.VOV-ICOGD-311** in the name of project affected Villagers /Applicants **[1] SHRI. MILIND NANDAKUMAR BHAGAT, [2] SMT. PALLAVI RAVINDRA GHARAT, [3] SHRI. RAJENDRA DHANRAJ PATIL** and on payment of Lease Rent of **Rs. 60/- [Rupees Sixty Only], Agreement to Lease executed on 21st November 2017** between **THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.** (CIDCO of Maharashtra Ltd) the Licensors /Lessors Party of **ONE PART** AND **[1] SHRI. MILIND NANDAKUMAR BHAGAT, [2] SMT. PALLAVI RAVINDRA GHARAT, [3] SHRI. RAJENDRA DHANRAJ PATIL** the Original Licensees Party of **OTHER PART** (more particularly as written in the schedule of property therein) and Licensee permitted to construct building thereon within available F.S.I (Floor Space Index) and the said Agreement to Lease registered with the Concerned Sub Registrar of Assurances at Panvel, Dist. Raigad vide under **Registration Sr. No. PVL-2/13401/2017 dtd. 23rd November 2017**. Whereas Demarcation of allotted plot & possession handed over as per **Demarcation Plan & Possession Letter dtd. 23rd January 2018**. **Copy of Index-II & Registration Receipt of Agreement to Lease enclosed herewith Collectively as Annexure "I".**



Letter of
Allotment &
Agreement to
Lease

AND WHEREAS the Original Licensees due to no technical knowledge about construction and preoccupied with other work were unable to develop the said plot by way of constructing building thereon, therefore have decided to develop the said plot, through experienced Developer, whosoever agree to develop the said plot entirely at his/her/their own cost & experience and in consideration to the same Allottees/Licensees agreed to share the entire benefit of plot and units of building to be constructed thereon in equal ratio i.e 50 : 50 as per Development Agreement to be executed separately and List of Distribution of units enclosed therewith.

AND WHEREAS by execution of **Development Agreement of Plot dtd. 23rd April 2018**, The Owners/Licensees [1] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL** had transferred, assigned development rights of **Plot No. 217, adm. 590 sq. mtrs., Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad** in favour of Developers **M/S. R. K. GROUP OF INFRA [Partnership Firm]** through its Partners **MR. RADHESHKUMAR BANGALILAL DIWAKAR & MR. HITESH RADHESHKUMAR DIWAKAR**. The said Development Agreement had duly stamped & registered with the **Concerned Sub Registrar Assurances at Panvel respectively vide under Registration Sr. No. PVL-5/4865/2018. Copy of Index-II & Registration Receipt of Development Agreement enclosed herewith Collectively as Annexure "II"**.

AND WHEREAS the Owners/Allottees/Licensees/Co-Owners [1] **SHRI. MILIND NANDAKUMAR BHAGAT**, [2] **SMT. PALLAVI RAVINDRA GHARAT**, [3] **SHRI. RAJENDRA DHANRAJ PATIL** due to their non-availability, unable to personally appear, to act, to execute, to admit & to lodge the deeds & documents in respect of allotment, sale units/flats of building with the Concerned Sub Registrar of Assurances, therefore they have appointed **MR. RADHESHKUMAR BANGALILAL DIWAKAR & MR. HITESH RADHESHKUMAR DIWAKAR** are the Partner of **M/S. R. K. GROUP OF INFRA [Partnership Firm]**, who is Developers as their lawful Constituted Attorney under **Irrevocable Power of Attorney dtd. 23rd April 2018** had been duly stamped & registered with the **Concerned Sub Registrar Assurances Panvel vide under Registration Sr. No. PVL-5/4867/2018. Copy of Registration Receipt of Irrevocable Power of Attorney enclosed herewith Collectively as Annexure "III"**.

AND WHEREAS the Original Allottees/Licensees of plot have submitted the building plan through their **ARCHITECT ATUL PATEL** to The Town Planning Department of The CIDCO of Maharashtra Ltd. for its approval to construct Residential Cum Mercantile Business [Commercial] Building **Ground/Stilt + Four [04] Upper Floor** on the **Plot No. 217, adm. 590 sq. mtrs., Sector-1, Pushpagnagar [Vadghar], Tal. Panvel, Dist. Raigad, Maharashtra, India** and the same approved vide under **Commencement Certificate bearing No. CIDCO/BP-15754/TPO [NM&K]/2018/3788 dtd. 6th February 2019**, issued by The Associate Planner (BP). The Town Planning Dept. of CIDCO of Maharashtra Ltd. had permitted to construct Residential Cum Mercantile Business [Commercial] Building thereon by the Allottees/Licenses herein. The Allottees/Licensees & Developers herein Commence the Construction of Building as per Commencement Certificate shall observe all the terms & conditions, stipulations & restrictions which is laid down by the sanctioning authority or other Governmental, Municipal or Local Authority for the purpose of development of the said plot and upon the observance of which only the completion & the Occupation Certificate in respect of the said proposed building/s will be granted by the Town Planning Dept. of CIDCO of Maharashtra Ltd. The copy of the Development Permission & Commencement Certificate is annexed hereto and marked **Annexure "D"**.



Commencement
Certificate

AND WHEREAS Original Allottees/Licensees/Confirming Party herein of the said Plot have entered into an Agreement with the **ARCHITECT ATUL PATEL** as an Architect registered with the **Council of Architects having his Office 1209, 12th Floor, The Landmark, Plot No. 26A, Sector-7, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad** and also appointed **M/S. B. S. SUKTHANKAR & ASSOCIATES [Proprietary Firm] through its Proprietor MR. B. S. SUKTHANKAR [Consulting Structure Engineers], having its address at Office No. 412, Vardhaman Market, Plot No. 75, Sector -17, APMC Market, Vashi, Navi Mumbai - 400 703, Tal. & Dist. Thane** as R.C.C. Consultant & Structural Designers for preparing structural designs and drawings & specifications of the Building and the Unit Purchaser/s has/have no objection to the Professional Supervision of the said Architect and the Structural Engineer till the Completion of the Building unless otherwise changed.



Name of
Architect & RCC
Consultant

AND WHEREAS by execution of Addendum dtd. _____ & Affidavit for Distribution of units/flats dtd. _____ between Owners /Licensers AND Developers, The units of proposed building divided as



Addendum &
Affidavit for
Distribution of
units

per list enclosed therewith. The said Addendum & Affidavit for Distribution of units Registration vide under **Registration Sr. No. PVL-_____ and Notarised by Notary Public _____**. **Copy of Index-II & Registration Receipt of Supplementary Development Agreement enclosed herewith Collectively as Annexure “IV”.**

AND WHEREAS as per the aforesaid Development Agreement and Distribution of units/flats recorded therein developers herein is entitled & authorised to allot, sale the units of its/their share to any of the prospective purchaser of their choice & price and entered into Agreement for Sale in favour of Purchaser of the units/flats. The execution of said Agreement agreed to be confirmed by the Allottees/Licensees, the Confirming Party herein, Party of Second Part.

AND WHEREAS the Developers under the confirmation of Original Licensee/Confirming Party herein have decided to allot, sale units /flats of his/her/their share in building to be constructed on the said plot to be known as “_____” consisting of **Ground /Stilt + Four [04] Floor [Six {06} Shops on Ground Floor/Stilt and Thirty Two [32] Flats on First to Four each Floor Eight [08] Flats i.e. together of Thirty Two [32] Flats.** The allotment, sale of Units/Flats to the prospective Purchasers on ownership basis by way of entering in to, executing the requisite deeds, documents as require under **[i] The Transfer of Property Act 1882, [ii] The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 2005 (Act No. 4 of 2008 w.e.f. 25th February 2008) & [iii] The Real Estate Regulation & Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017.**



Name of Building

AND WHEREAS the Copy of Certificate of the Title issued by the **ADVOCATE AJEET V. SINGH OF AJEET SINGH & ASSOCIATES [Advocate & Legal Consultants], having Office at Unit No. 116/117, 1st Floor, Sai Chamber, Plot No. 44, Sector-11,C.B.D. Belapur, Navi Mumbai – 400 614, Tal. & Dist. Thane,** which confirm the nature & title of the said plot on which the said proposed building to be constructed has been annexed hereto and marked **Annexure “B”.**



Advocate Name & Address

AND WHEREAS Under Section 4 of The Maharashtra Ownership Flats (Regulations of the promotion of construction, sale management and transfer) Act 2005 (Mah. Act. 4 of 2008) w.e.f. 25/02/2008 as amended The Developers will be required to register the said Agreement under The Registration Act. 1908. Subject to Purchaser shall pay the

stamp duty & registration fees as will be demanded by concerned authority.

AND WHEREAS the Developers and Original Licensee/Confirming Party will enter into separate agreements in similar form to this agreement with such changes and alterations as they may deem fit with several other persons and parties who may agree to purchase, acquire unit/flat or other premises in the said building on Ownership basis on the same terms & conditions as are contained herein except and subject to such modifications as may be necessary or considered, desirable or proper by the Developers and Original Licensee/Confirming Party.

AND WHEREAS the Purchaser/s demanded inspection of Document & Title from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said land/plot, **Letter of Allotment, Agreement to Lease dtd. 21st November 2017, Demarcation Certificate of Plot & Development Agreement dtd. 23rd April 2018 & Irrevocable Power of Attorney dtd. 23rd April 2018, Addendum & Affidavit for Distribution of units dtd. _____**, Plans, Designs, Specifications prepared by the Architects, Advocate Title Certificate, Commencement Certificate and of such other documents as are specified under **The Transfer of Property Act 1882, The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 2005 (Act No. 4 of 2008 w.e.f. 25th February 2008) and The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules & Regulations, 2017** (hereinafter referred to as said Act) and the Purchaser/s is/are fully conversant with the terms & conditions contained therein and the Developers has agreed to give on demand the true copies thereof to the Purchaser/s.

AND WHEREAS the Developers have accordingly commenced construction of the said buildings in accordance with the said approved plans & development permission/commencement certificate issued by Associated Planner of The CIDCO Of Maharashtra Ltd..

AND WHEREAS the Purchasers have applied to the Developers for allotment of **Flat bearing No. _____ on _____ Floor, having a Carpet area _____ sq.mtr. [As Per Approved Building Plan & Certificate issued by the Architect of Building] and in addition to same other ancillary area attached to the Flat, offered adm. _____ sq.**



Allotted Flat No. & Carpet Area

mtr. F.B. + _____ sq.mtr. C.B. + Terrace/Balcony adm. _____ sq.mtr.
without any additional cost for same.

AND WHEREAS as per the guide line of **The Real Estate Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017** the “Carpet Area” means the net useable floor area of a Flat/Shop, excluding the area covered by the external walls, areas under services shaft exclusive balcony/otla appurtenant to the said Flat/Shop for exclusive use of the Allottee/Purchaser or Verandah area and exclusive Open Terrace area appurtenant to the said Flat/Shop for exclusive use of the Allottees/Purchasers but includes the area covered by the internal partition walls of the Flat/Shop.

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

AND WHEREAS prior to the execution of these presents the Allottee/Purchaser has paid to the Developers a sum of **Rs.**_____/ -
[Rupees _____ Only]
being part payment of the sale consideration of the Flat/Shop agreed to be sold by the Developers to the Allottees/Purchasers as advance payment [the payment and receipt whereof the Developers doth hereby admit & acknowledged] and the Allottees/Purchasers has/have agreed to pay to the Developers the balance of the sale consideration in the manner hereinafter appearing.


Advance
Amount/Token

AND WHEREAS the Developers have registered the said project under the provisions of **The Real Estate [Regulation & Development Act, 2016 with The Real Estate Regulatory Authority at Navi Mumbai No. _____**. Copy of the Certificate is annexed hereto and marked **Annexure "F"**.


RERA
Registration
No.

AND WHEREAS TDS to be deducted on sale value as applicable & Guide Line, Rules & Provision of Income Tax Act & Rules.


Applicable TDS
Deduction

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

1. The Developers have commenced the construction work of the Building/s [AS Per Approved Plan] on the said piece or parcel of


Intent to Sale
& Intent to
Purchase

land/plot more particularly described in the schedule hereunder written in accordance with the plans, designs, specifications which has been Sanctioned, Passed by the Associate Planner [BP] of The Town Planning Department of CIDCO of Maharashtra Ltd. and concerned local authority and the same are also be approved & consented by the Purchaser/s with only such variations and modifications as the Developers have considered necessary or deem fit or as may be required by any Public Authority, Government authorities or due to change in law. Provided that the Developers shall have to obtain prior consent in writing of the Flat/Shop Purchaser in respect of such variations or modifications which may adversely affect to the Flat/Shop of the Purchaser.

2. The Developers & Original Licensee/Confirming Party hereby confirm that they are developing the said plot in accordance with the sanctioned plans and the Floor Space Index available of the said property, which will not be utilized by them at any other place.

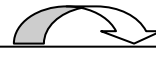
DISCRIPTION OF FLAT/SHOP SALE VALUE :

3[a] The Purchaser's herein has/have agreed to purchase, acquire from Developers and the Developers in confirmation of Original Licensee hereby agrees to allot, sell to the Purchasers, **Flat/Shop bearing No. _____ on _____ Floor, having a Carpet area _____ sq.mtr. [excluding the ancillary area such as Chajja & Dry Balcony, Situate in the Building known as "_____", Plot No. 217, Sector-1, Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad,** "more particularly as shown & marked in Floor Plan enclosed herewith as **Annexure "E"** against the payment of agreed sale consideration amount of **Rs. _____/- [Rupees _____ Only].** including **Rs. _____/- [Rupees _____ Only]** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent & description of the common areas and facilities which are more particularly described in the Schedule and Common Area & Facilities Annexed herewith as **Annexure A & C.**

[b] The Purchaser/s has/have paid **Rs. _____/- [Rupees _____ Only]** on or before execution of these present being as part payment, receipt for the said part payment hereby admits & acknowledged hereinafter separately and the Balance amount of sale consideration of sum of **Rs. _____**


Description of
Allotted Units
/Flats


Cost of Units
/Flats


Payment made
on or before
execution &
balance to be
paid

_____-/- **[Rupees** _____
_____ **Only]** shall be paid in the following manner.

Sr. No.	Particulars of Work	%	AMOUNT RS.
1)	After registration of Agreement for Sale and on Commencement of Plinth Work	30%	
2)	On Completion of Plinth & Foundation work	10%	
3)	On Completion of All Slab Work [Schedule wise /Breakup given in Schedule of Payment]	35%	
4)	On Completion of Walls, Internal Plaster, Flooring Doors & Windows	5%	
5)	On Completion of Sanitary Fittings, Staircase, Lift Walls, Lobbies upto the Floor level	5%	
6)	On Completion of External Plumbing & External Plaster, Elevation, Terrace, with Water Proofing	5%	
7)	On Completion of Lifts, Water Pumps, Electric Fittings, mechanical & environment requirements, entrance lobby/s, plinth protection, paving or areas appertain & all other requirements	5%	
8)	On Possession upon receipt of Occupancy Certificate	5%	
	Total Rs.	100%	

Subject to the terms of the Agreement and the Developers abiding by the construction milestones, the Allottees shall make all payments, on demand by the Developers, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment through RTGS/NEFT in favour of **M/S. R. K. GROUP OF INFRA [Partnership Firm]** payable at Navi Mumbai, **A/C. No. _____**.



Bank A/C. No.
of Developers

[d] The Total price above excludes Taxes [Consisting of Tax paid or payable by the Developers by way of Good Service Tax [GST] or any other applicable taxes as levied by State & Central Government and Local Body, which may be levied in connection with the construction of and carrying out the project payable by the Developers] up to the date of handing over of possession of the Flat/Shop.

[e] The Total price is escalation free, save & except escalations /increase, 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 Developers undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost or levies imposed by the competent authorities etc., the Developers shall be enclosed the said notification

/order/rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Purchasers which shall only be applicable on subsequent payments.

DISCOUNT :

The Developers and Original Licensees/Confirming Party may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) by discounting such early payments @ _____% (_____ Per cent) per annum for the period by which the respective instalment have been prepaid. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Developers.

DEFINITION CARPET AREA :

[f] The Developers and Original Licensees/Confirming Party shall confirm the final carpet area that have been allotted to the Purchaser 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 [3%] Per Cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developers and Original Licensees /Confirming Party. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by Purchaser within Forty Five [45] days with annual interest at the rate specified in the Rules from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Developers shall demand additional amount from the Purchaser 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 3(a) & (b) of this Agreement.

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

OBSERVANCE & COMPLIANCE OF TERMS & CONDITIONS :

4.1) The Developers and Original Licensees/Confirming Party hereby agree to observe, perform & comply with all the terms, conditions,

stipulations & 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 Flat/Shop to the Allottee/Purchaser(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat/Shop. Notwithstanding anything to the contrary contained herein, the Allottee/Purchaser(s) shall not be entitled to claim possession of the said Flat/Shop until the completion certificate is received from the local authority and the Allottee/Purchaser(s) has/have paid all the dues payable under this agreement in respect of the said Flat/Shop to the Developers and has/have paid the necessary maintenance amount /deposit, service tax, vat and other taxes payable under this agreement of the said Flat/Shop to the Developers.

TIME IS THE ESSENCE OF CONTRACT :

4.2) Time is essence for the Developers and Original Licensees /Confirming Party as well as the Allottee/Purchaser(s). The Developers shall abide by the time schedule for completing the project and handing over the Flat/Shop to the Allottee/Purchaser(s) and the common areas to the association of the Allottee/Purchaser(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers as provided in clause 3(c) herein above. ("Payment Plan").

APPROVED FLOOR SPACE :

5) The Developers and Original Licensees/Confirming Party hereby declares that the Floor Space Index available as on date as per commencement certificate in respect of the **Project land is 883.33 Sq. Mtrs. Built-up [Residential 761.78 sq.mtr. + Mercantile Business [Commercial] 119.02 sq. mtr. & Other 02.53 sq.mtr.]**. The Developers have disclosed the Floor Space Index of 1.5 as proposed to be utilized by them on the project land in the said Project and Allottee/Purchaser(s) has/have agreed to purchase the said Flat/Shop based on the proposed construction and sale of Flat/Shop to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developers only.

DELAY CHARGES & TERMINATION OF AGREEMENT :

6{i} If the Developers and Original Licensees/Confirming Party fails to abide by the time schedule for completing the project and handing over the Flat/Shop to the Purchaser, the Developers and Original Licensees /Confirming Party agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule @ 12% p.a. on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due & payable by the Purchaser to the Developers and Original Licensees/Confirming Party under terms of this Agreement from the date the said amount is payable by the Allottee Purchaser[s] to the Developers and Original Licensees/Confirming Party.

6{ii} Without prejudice to the right of Developers and Original Licensees/Confirming Party to charge interest in term of Sub Clause No. 6{i} above, on the Purchaser committing default in payment of due date of any amount due and payable by the Purchaser to the Developers under this Agreement [including his/her/their proportionate share of taxes, levied by concerned local authority and other outgoings] and on the Purchaser committing three [03] defaults of payment of installments, the Developers and Original Licensees/Confirming Party shall at their own option, may terminate this Agreement.

6{iii} Provided that, Developers and Original Licensees/Confirming Party shall give notice of Fifteen [15] days in writing to the Purchaser by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchaser of his/her/their intention to terminate this Agreement and of the Specific Breach or Breaches of terms & conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Developers and Original Licensees /Confirming Party within the period of notice then at the end of such notice period, Developers and Original Licensees/Confirming Party shall be entitled to terminate this Agreement.

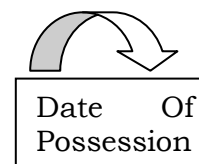
6{iv} Provided further that upon termination of this Agreement as aforesaid, the Developers and Original Licensees/Confirming Party shall refund to the Purchaser [subject to adjustment and recovery of any agreed liquidated damage or any other amount which may be payable to Developers] within a period of Thirty [30] days of the termination, the

installments of sale consideration of the Flat/Shop which may till then have been paid by the Allottee/Purchaser to the Developers and Original Licensees/Confirming Party.

The fixture & fittings with regards to flooring and sanitary fittings and amenities like one or more lift with particular brand to be provided by the Developers and Original Licensees/Confirming Party in the Flat /Shop and the said building are those that are set out in the **“Third Schedule” [List of Amenities Annexure “C”]** mentioned hereunder.

HANDING OVER OF POSSESSION :

7. The Developers and Original Licensees/Confirming Party shall give possession of the Flat/Shop to the Purchaser on or before ____ day of _____ 20____ if the Developers fails or neglects to give possession of the Flat/Shop to the Purchaser on account of reasons beyond their control and of his agents by the aforesaid date then the Developers and Original Licensees/Confirming Party shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the Flat/Shop with interest at the same rate as may mentioned in the Clause No. 6{i} herein above from the date the Developers and Original Licensees /Confirming Party received the sum till the date the amounts and interest thereon is repaid. Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of building in which the Flat/Shop is to be situate is delayed on account of



- [i] War, Civil Commotion or Act of God,
- [ii] Non-availability of steel and/or cement or other Building materials and/or Water supply or Electric Power
- [iii] Any Notice, Order, Rule, Notification of the Government and/or Other Public or Competent Authority/Court.
- [iv] For any of the other causes or beyond the controls of the Society/Developers.

8.1 PROCEDURE FOR TAKING OVER OF POSSESSION:

The Developers and Original Licensees/Confirming Party upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/Purchaser as per the agreement shall offer in writing the possession of the Flat/Shop to the Allottee/Purchaser in terms of this Agreement to be taken within Fifteen [15] days from the date of issue of such notice and the Developers and Original Licensees /Confirming Party shall give possession of the Flat/Shop to the Allottee

/Purchaser. The Developers and Original Licensees/Confirming Party agrees and undertakes to indemnify the Allottee/Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developers and Original Licensees/Confirming Party. The Allottee/Purchaser agree(s) to pay the maintenance charges as determined by the Developers or association of Allottee/Purchasers, as the case may be. The Developers and Original Licensees/Confirming Party on its behalf shall offer the possession to the Allottee/Purchaser(s) in writing within Seven [07] days of receiving the occupancy certificate of the Project.

8.2. The Allottee/Purchaser shall take possession of the Flat/Shop within Fifteen [15] days of the written notice from the Developers and Original Licensees/Confirming Party to the Allottee/Purchaser intimating that the said Flat/Shop are ready for use and occupy:

8.3. **FAILURE OF ALLOTTEE/PURCHASER TO TAKE POSSESSION OF [FLAT/SHOP]** : Upon receiving a written intimation from the Developers and Original Licensees/Confirming Party as per Clause 8.1, the Allottee/Purchaser shall take possession of the Flat/Shop from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Developers shall give possession of the Flat/Shop to the Allottee/Purchaser. In case the Allottee/Purchaser fails to take possession within the time provided in clause 8.1 such Allottee/Purchaser shall continue to be liable to pay maintenance charges as applicable to the Developers and/or Society /Association proposed to be formed.

REPAIR/REMOVAL OF CONSTRUCTION DEFECTS :

8.4 If within a period of Five [05] years from the date of handing over the Flat/Shop to the Allottee/Purchaser, the Allottee/Purchaser brings to the notice of the Developers and Original Licensees/Confirming Party any structural defect in the Flat/Shop or the building in which the Flat/Shop is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers and Original Licensees/Confirming Party at his /her/their own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser shall be entitled to receive from the Developers and Original Licensees/Confirming Party, compensation for such defect in the manner as provided under the Act. This warranty is applicable only if after occupying the Flat/Shop the Allottee/Purchaser shall maintain the Flat/Shop in the same condition as it was handed

over to him/her/them by the Developers and Original Licensees /Confirming Party. In case he/she/they makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen, bathrooms, enclosing balconies, flower bed, extending rooms, changing flooring, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/or society or association/company. Further, in the following cases where the Allottee /Purchaser (i) installs air-conditioners on the external walls haphazardly which may destabilise the structure (ii) Allottee/Purchaser and/or its tenants load heavy luggage in the lift, (iii) damage any portion of the neighbour's Flat/Shop, or common area by drilling or hammering etc. and (iv) does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Developers shall not be irrevocable.

8.5 INSURANCE OF PROJECT: The Developers and Original Licensees/Confirming Party shall be responsible to at their own cost to keep the said project adequately insured covering risks such as fire, flood, earthquake, storm tempest, aircraft collision, riot, sabotage etc. The cost of such insurance premium for First Five [05] Years from issuance of Occupancy Certificate shall be borne by the Developers and Original Licensees/Confirming Party, the Developers and Original Licensees/Confirming Party shall use the compensation, claim amount to repair, damages, renovate the defects of building as per **The Real Estate Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017** and after completion of period of Five [05] Years, the society/association of Flat/Shop Purchaser/s shall liable to pay amount of insurance premium for the same so that same to be remain insured for further period.

USE OF FLAT/SHOP :

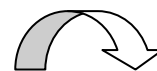
9. The Allottee/Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of *residence /shop for carrying on any industry or business. (*strike of which is not applicable) and He/She/They shall use the parking space only for purpose of keeping or parking vehicle within the allotted & marked portion.

FORMATION OF SOCIETY :

10. The Allottee/Purchaser alongwith Other Allottee/Purchasers of Flat/Shop in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Developers and Original Licensees/Confirming Party 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 byelaws of the proposed Society and duly fill in, sign and return to the Developers and Original Licensees/Confirming Party within seven [07] days of the same being forwarded by the Developers and Original Licensees /Confirming Party to the Allottee/Purchaser, so as to enable the Developers to register the common organisation of Allottee/Purchaser. No objection shall be taken by the Allottee/Purchaser 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 maybe, or any other Competent Authority.

PAYMENT OF OUTGOING & OTHER CHARGES :

11. Within Fifteen [15] days after notice in writing is given by the Developers to the Allottee/Purchaser that the Flat/Shop is ready for use & occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Shop 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/Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined. The Allottee/Purchaser further agrees that till the Allottee/Purchaser's share is so determined the Allottee/Purchaser shall pay to the Developers provisional monthly contribution of Rs._____/ - per month towards the outgoings. The amounts so paid by the Allottee /Purchaser to the Developers shall not carry any interest and remain with the Developers until a conveyance/assignment of lease of the



Monthly
Contribution

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 Developers to the Society or the Limited Company, as the case may be.

PAYMENT OF OTHER CHARGES :

12. The Allottee/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developers, the Charges towards :-

- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. As Per Demand/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. As Per Demand/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company /Federation/Apex body
- (iv) Rs. As Per Demand/- deposit towards provisional monthly contribution towards outgoings of Society or Limited Company /Federation/Apex body.
- (v) Rs. As Per Demand/- For Deposit towards Water, Electric, and other utility and services connection charges.
- (vi) Rs. As Per Demand/- for Deposits of electrical receiving and Sub Station provided in Layout

PAYMENT OF LEGAL CHARGES FOR THE DOCUMENTS :

13. The Allottee/Purchaser shall pay to the Developers a sum of **Rs.** _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers 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.

PAYMENT OF STAMP DUTY & REGISTRATION OF CONVEYANCE IN FAVOUR OF SOCIETY :

14.1 The Developers & Original Licensees shall, within three [03] 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 Vendors/Lessors/Original Owners/Developers and/or the owners in the said structure of the Building or wing in which the said Flat/Shop are situated.

14.2. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/Purchaser shall pay to the Developers, the Allottee/Purchasers' share of Stamp Duty & 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.

15. **REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS**

The Developers and Original Licensees/Confirming Party hereby represents and warrants to the Purchaser as follows:

[i] The Developers and Original Licensees/Confirming Party have clear & marketable title with respect to the project land as declared in the title report annexed to this agreement and has /have 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 Developers and Original Licensees/Confirming Party have lawful rights & 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 this 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 Developers 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 Developers and Original Licensees/Confirming Party have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title & interest of the Purchaser created herein, may prejudicially be affected.

[vii] The Developers and Original Licensees/Confirming Party have not entered in to 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 Flat/Shop which will, in any manner, affect the rights of Purchaser under this Agreement.

[viii] The Developers confirms that the Developers are not restricted in any manner whatsoever from selling the said Flat /Shop to the Purchaser in the manner contemplated in this Agreement.

ix. At the time of execution of the conveyance deed of the structure to the association of Allottee/Purchasers the Developers shall handover lawful, vacant, peaceful, physical possession of the common are as of the Structure to the Association of the Allottee /Purchaser's;

x. The Developers have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities, till the possession of the Flat/Shop is handed over/Occupancy Certificate which ever is earlier.

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 Developers in respect of the project land and/or the Project except those disclosed in the title report.

16. THE ALLOTTEES/PURCHASERS WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE FLAT/SHOP MAY COME, HEREBY COVENANTS WITH THE DEVELOPERS & ORIGINAL ALLOTTEES/LICENSEES AS FOLLOWS:-

i. To maintain the Flat/Shop at the Allottee/Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Flat/Shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Shop 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 Flat/Shop is situated and the Flat/Shop itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Flat/Shop 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 Flat/Shop 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 stair cases, common passages or any other structure of the building in which the Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at his/their own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same condition, state and order in which it was delivered by the Developers to the Allottee/Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat/Shop is situated or the Flat/Shop which may be contrary to the rules and regulations & bye-laws of the concerned local authority or other public authority. In the event of the Allottee/Purchaser committing any act in contravention of the above provision, the Allottee/Purchaser 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 Flat/Shop 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 Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains and pipes in the Flat/Shop 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 Flat/Shop 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 Flat/Shop without the prior written permission of the Developers 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 Flat/Shop 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 Flat/Shop in the compound or any portion of the project land and the building in which the Flat/Shop is situated.
- vii. Pay to the Developers within fifteen [15] days of demand by the Developers, his/her/their 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 Flat/Shop 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 Flat/Shop by the Allottee/Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Shop until all the dues payable by the Allottee/Purchaser to the Developers under this Agreement are fully paid up.
- x. The Allottee/Purchaser shall observe and perform all the rules & 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 Flat/Shop 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/Purchaser shall also observe & perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat/Shop 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 Flat/Shop is situated is executed in favour of Society/Limited Society, the Allottee/Purchaser shall permit the Developers and his/their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

17. SEPARATE ACCOUNT FOR OTHER CHARGES :

The Developers & Original Allottees shall maintain a separate account in respect of sums received by the Developers from the Allottee/Purchaser 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 he has been received.

18. OWNERSHIP RESTRICTED TO ALLOTTED FLAT/SHOP :

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shop or of the said Building or any part thereof. The Allottee/Purchaser shall has no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him and all open spaces, open parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developers 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.

19. DEVELOPERS AND ORIGINAL LICENSEE/CONFIRMING PARTY SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Developers and Original Licensees/Confirming Party executes this Agreement they shall not mortgage or create a charge on the *[Flat/Shop] 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/Purchaser who has taken or agreed to take such [Flat/Shop].

20. REIMBURSEMENT OF PAYMENTS OF ADDITIONAL GOVERNMENT DEMAND DUE TO CHANGE IN POLICY OR INTRODUCTION NEW POLICY :

Over and above the consideration and other amounts payable by the Allottee/Purchaser, the Allottee/Purchaser hereby agree that in the event of any amount becoming payable by way of levy or Premium, Taxes, Cess, Fees, Service charges, ALP, Maveja etc., after the date of this Agreement to the CIDCO of Maharashtra Ltd. and other concerned local authorities or to the State/Central Government or in the event of any other payment for a similar nature becoming payable in respect of

the said Property and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Developers, however, the same would be reimbursed by the Allottee/Purchaser to the Developers and Original Licensee/Confirming Party in proportion of the area of the said Flat/Shop to the total area of all the premises being constructed as a part of the Proposed Building on the said Property.

21. **WATER SUPPLY :**

The Allottee/Purchaser is/are further made aware that potable water supply is provided by the CIDCO of Maharashtra Ltd. and other concerned government authorities and shall be made available to the said Proposed Building as per the supply received from such authorities. It is clarified that the Developers and Original Licensee/Confirming Party have not represented to the Allottee/Purchaser or undertaken to the Allottee/Purchaser that such water supply is assured, as the same is subject to availability and supply from the concerned authorities.

22. **DEVELOPERS AND ORIGINAL LICENSEE/CONFIRMING PARTY CONTRIBUTION TOWARDS UNSOLD FLAT/SHOP :**

It is also agreed and understood that the Developers and Original Licensees/Confirming Party shall only pay proportionate charges towards Property tax, Service Charges, Sinking Fund, Insurance Charges, NA Tax, Lease Rent as per actuals for Flat/Shop lying vacant & unsold Flat /Shop in the said Building. However the Developers shall not pay the proportionate charges for water, common electricity, contribution towards repair and maintenance funds, expenses on repair and maintenance of the lifts including charges for running the lifts, car parking, non occupancy charges or any other charges. However if the Developers gives the Flat/Shop on lease they shall pay all the proportionate charges as paid by all other Flat/Shop Allottee /Purchasers.

23. Further the Developers and Original Licensees/Confirming Party and the Allottee agree that the Developers and Original Licensees /Confirming Party can sell the premises in the said Project to any prospective buyer and such prospective buyers will become the member of the said Body without paying any transfer premium or any other charges to the said Society /Condominium.

24. The Allottee/Purchaser is/are aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him/her/them herein, the Developers and Original Licensees/Confirming Party has/have agreed to and is/are executing this Agreement and Allottee/Purchaser hereby agree/s to indemnify and keep indemnified the Developers and Original Licensees/Confirming Party absolutely and forever from and against all and any damage or loss that may be caused to the Developers including interalia against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Developers and Original Licensees/Confirming Party by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Allottee/Purchaser being untrue and/or as a result of the Developers and Original Licensees/Confirming Party entering in to this Agreement and/or any other present/future writings with the Allottee /Purchaser and/or arising there from.

25. TRANSFER OF FLAT/SHOP DURING PERIOD OF CONSTRUCTION/BEFORE OCCUPANCY OBTAINED :

If the Allottee/Purchaser, before being put in possession of the said Flat/Shop, desire/s to sell or transfer his/her/their interest in the allotted Flat/Shop or wishes to transfer or give the benefit of this Agreement to other person/s, the same shall be done only after the Allottee/Purchaser obtain/s the prior written permission of the Developers on their behalf. In the event of the Developers granting such consent, the Allottee /Purchaser shall be liable to and shall pay 5% of the aggregate consideration to the Developers such sums as the Developers may in its absolute discretion determine by way of the transfer charges and administrative and other costs/charges, expenses pertaining to the same PROVIDED HOWEVER that such transferee/s/assignee/s of the Allottee /Purchaser shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Allottee/Purchaser to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

26. All obligations of the Allottee/Purchaser and covenants made by the Allottee/Purchaser herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat/Shop may come.

27. Notwithstanding anything contained herein, the Developers shall, in respect of any amount remaining unpaid by Allottee/Purchaser under the terms of this Agreement, have a first lien and charge on the said Flat/Shop agreed to be purchased by the Allottee/Purchaser hereunder.

28. **NO WAIVER OF TERMS :**

Any delay or indulgence shown by the Developers and Original Licensees/Confirming Party in enforcing the terms of agreement or any forbearance or giving of time to the Allottee/Purchaser shall not be constructed as a waiver on the part of the Developers or any breach or non compliance of any of the terms & conditions of this Agreement by the Allottee/Purchaser nor shall the same in any manner prejudice any rights of the Developers hereunder or in law.

29. **BINDING EFFECT**

Forwarding this Agreement to the Allottee/Purchaser by the Developers and Original Licensees/Confirming Party does not create a binding obligation on the part of the Developers and Original Licensees /Confirming Party or the Allottee/Purchaser until, firstly, the Allottee /Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within thirty (30) days from the date of receipt by the Allottee/Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers and Original Licensees/Confirming Party. If the Allottee/Purchaser fails to execute & deliver to the Developers this Agreement within thirty (30) days from the date of its receipt by the Allottee/Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Developers and Original Licensees/Confirming Party, then the Developers shall serve a notice to the Allottee/Purchaser for rectifying the default, which if not rectified within fifteen (15) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee /Purchaser shall be treated as cancelled and all sums deposited by the

Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee /Purchaser without any interest or compensation whatsoever.

30. 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 Flat /Shop/Plot/Building, as the case may be.

31. RIGHT TO AMEND

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

32. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /PURCHASER/SUBSEQUENT ALLOTTEE/PURCHASERS

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 Allottee/Purchasers of the [Flat/Shop/Plot], in case of a transfer, as the said obligations go alongwith the [Flat/Shop/Plot] for all intents and purposes.

33. 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 & 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.

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

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

35. 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.

36. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Developers and Original Licensees/Confirming Party through his/her/its authorized signatory at the Developers Office, or at some other lace, which may be mutually agreed between the Developers and Original Licensees/Confirming Party and the Allottee/Purchaser, in after the Agreement is duly executed by the Allottee/Purchaser and the Developers and Original Licensees/Confirming Party 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 has/have been executed at Navi Mumbai. (Place).

37. REGISTRATION OF AGREEMENT :

The Allottee/Purchaser and Developers or their authorized signatory or power of attorney 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 Allottee /Purchaser and Developers and Original Licensee/Confirming Party or their authorized signatory or power of attorney will attend such office and admit execution thereof.

38. NOTICE :

That all notices to be served on the Allottee/Purchaser and the Developers and Original Licensees/Confirming Party as contemplated by this Agreement shall be deemed to has/have been duly served if sent to the Allottee/Purchaser or the Developers by Registered Post A.D

ALLOTTEE/PURCHASER'S ADDRESS

ADD: _____

Email Id _____

DEVELOPER'S ADDRESS

**ADD: OFFICE NO. 708, 7TH FLOOR, THE LAND MARK
BUILDING, PLOT NO. 26-A, SECTOR-7, KHARGHAR,
NAVI MUMBAI – 410 210, TAL. PANVEL, DIST. RAIGAD**

Email Id _____

NAME OF THE ORIGINAL LICENSEES/CONFIRMING PARTY
ADDRESS

**ADD.: [1] HOUSE NO. 0784, SHIVKRUPA BUILDING, BEHIND
MARATHI SCHOOL, SECTOR- 11, JHUGAON, NAVI MUMBAI,
VASHI, NAVI MUMBAI – 400 703, TAL. & DIST. THANE**

**[2] HOUSE NO. 226, VARCHI OWALE, POST PARGAON,
TAL. PANVEL, DIST. RAIGAD – 410 206**

**[3] FLAT NO. A-01, PLOT NO. 23, MANGALGANI CHS,
SECTOR – 13, NEAR AAIPPA MANDIR, NEW PANVEL,
TAL. PANVEL, DIST. RAIGAD-410 206**

Email Id _____

39. INCASE OF CHANGE OF ADDEESS :

It shall be the duty of the Allottee/Purchaser and the Developers and Original Licensee/Confirming Party 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 has been received by the Developers or the Allottee/Purchaser, as the case may be.

40. JOINT ALLOTTEE/PURCHASERS

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

41. PAYMENT OF STAMP DUTY AND REGISTRATION :-

Any charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/Purchaser.

42. DISPUTE RESOLUTION :-

All or any disputes arising out or touching upon or in relation to the terms & conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights & obligation of the parties shall be settled amicably by mutual discussion, failing which the

same shall be settled through the adjudicating officer appointed under the Real Estate [Regulation & Development] Act, 2016, Rules and Regulations, thereunder.

43. **GOVERNING LAW :**

{i} That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the District Courts at Alibaug, Raigad District and its Appellate Court only will have the jurisdiction for this Agreement

{ii} This Agreement shall always be subject to the provisions contained in The Maharashtra Ownership Flats [Regulation of The Promotion of Construction, Sale, Management & Transfer] Act, 1963 and The Maharashtra Ownership Flats [Regulation of the Promotion of Construction etc.] Rules, 1964 and **The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules & Regulations, 2017 (“RERA Act”)** and any other provisions of law applicable thereto;

THE SCHEDULE ABOVE REFERRED TO

THE FIRST SCHEDULE

All that piece and parcel of land bearing **Plot No. 217, Sector-1, Village/Site Pushpknagar [Vadghar], Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by adm. 590 sq.mtr.** and bounded as follows that is to say:

On or towards North by	:	11.0 Mtr. Wide Road
On or towards South by	:	Open Space
On or towards East by	:	Plot No. 216
On or towards West by	:	Plot No. 248, 249 & 250

THE SECOND SCHEDULE

Flat/Shop bearing No. _____ on _____ Floor, having a Carpet area _____ sq.mtr. [excluding the ancillary area such as Chajja & Dry Balcony, Situate in the Building known as “_____”, Plot No. 217, Sector-1, Pushpknagar [Vadghar], Tal. Panvel, Dist. Raigad.

THE SCHEDULE OF COMMON AREA

1. Staircase
2. Lobby/Passage
3. Electric Room, Pump Room, Society Office
4. Open Compound Area
5. Top Floor Terrace of Building

THE THIRD SCHEDULE - ANNEXURE "C"

LIST OF AMENITIES FOR FLAT/SHOPS

FLOORING :

- ☞ Premium 2' x 2' Vitrified Flooring in all rooms.

KITCHEN :

- ☞ Granite Kitchen Platform with S. S. Sink
- ☞ Ceramic Wall Tiles dado up to Beam Level.

DOORS :

- ☞ Decorative Laminated Flush Main Doors with Wooden Frame
- ☞ Laminated Flush Doors with Granite Frame for WC & Bath
- ☞ Good Quality Steel Fixture & Fittings
- ☞ Water Proof ERP Bathroom Door

BATH & WC :

- ☞ Designer Glazed Tiles Dado up to beam bottom
- ☞ Branded Sanitary Wares
- ☞ Concealed Plumbing with premium Quality C.P. Fittings

WINDOWS :

- ☞ Powder Coated Aluminum Sliding Windows with tinted Glass
- ☞ Powder Coated aluminum, Glass Louvered Window in WC & Bath

WALLS & PAINTS :

- ☞ Putty finished Internal Walls with Emulsion Paint
- ☞ Acrylic Paint for External Walls

ELECTRIFICATION :

- ☞ Concealed Copper Wiring & Fittings
- ☞ Branded Electrical Switches

WATER TANK :

- ☞ Under Ground And Overhead Water Tank with adequate Water Storage Capacity

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal the day year first hereinabove written.

SIGNED SEALED AND DELIVERED
by the within named “DEVELOPERS”
M/S. R. K. GROUP OF INFRA [Partnership Firm]
INCOME TAX PERMANENT **A/C. NO. AAUFR3145D**
through authorised Partner
SHRI. _____
in the presence of

SIGNED SEALED AND DELIVERED by the within named
“ORIGINAL LICENSEES/CONFIRMING PARTY”
[1] SHRI. MILIND NANDAKUMAR BHAGAT
INCOME TAX **PERMANENT A/C. NO.**
AADHAAR CARD NO.

[2] SMT. PALLAVI RAVINDRA GHARAT
INCOME TAX **PERMANENT A/C. NO.**
AADHAAR CARD NO.

[3] SHRI. RAJENDRA DHANRAJ PATIL
INCOME TAX **PERMANENT A/C. NO.**
AADHAAR CARD NO.
in the presence of

SIGNED SEALED AND DELIVERED
by the within named “**PURCHASER/S**”
MR. _____
Income Tax Permanent **A/C. No.** _____
AADHAAR CARD NO.

MR. _____
Income Tax Permanent **A/C. No.** _____
AADHAAR CARD NO.
in the presence of

R-E-C-E-I-P-T

Dated: ____/____/201____

Received of and from **MR.** _____
_____, the PURCHASER’S sum of **Rs.** _____/-
(Rupees _____ Only)

on or before the execution of **Agreement to Sale dtd.** ____/____/201____
being the part payment towards sale of **Flat/Shop bearing No.** _____
on _____ Floor, having a Carpet area _____ sq.mtr. [excluding
the ancillary area such as Chajja & Dry Balcony, Situate in the
Building known as “_____”, Plot No. 217, Sector-1,
Pushpaknagar [Vadghar], Tal. Panvel, Dist. Raigad. The said payment
made as under:

Sr. No.	Date	Cheque No.	Drawn on	Amount
01.				
02.				
03.				
04.				
			Total Rs.	/-

WE SAY RECEIVED
Rs. _____/-

M/S. R. K. GROUP OF INFRA [Partnership Firm]
through authorised Partner
SHRI. _____



LIST OF ANNEXURE

- ❖ **Annexure “A”** - Schedule of Payment
- ❖ **Annexure “B”** – Advocate Title Certificate
- ❖ **Annexure “C”** – List of Amenities
- ❖ **Annexure “D”** – Commencement Certificate
- ❖ **Annexure “E”** – Floor Plan
- ❖ **Annexure “F”** – Registration Certificate of The Real Estate [Regulation & Development Act

ANNEXURE “A”

PAYMENT SCHEDULE OF FLAT

Sr. No.	Particulars of work	%
1)	As Earnest Money at the time of booking	10%
2)	After execution & registration of Agreement for Sale	20%
3)	On Completion of Plinth & Foundation work	10%
4)	On Completion of First Slab	7%
5)	On Completion of Second Slab	7%
6)	On Completion of Third Slab	7%
7)	On Completion of Fourth Slab	7%
8)	On Completion of Fifth Slab	7%
9)	On Completion of Walls, Internal Plaster, Brick Work, Doors Frame & Windows Frame	5%
10)	On Completion of External Plaster, Staircase, Lift Walls, Lobbies upto the Floor level	5%
11)	On Completion of External Plumbing & Elevation, Terrace, with Water Proofing, Flooring & Windows	5%
12)	On Completion of Lifts, Water Pumps, Electric Fittings, electro, Sanitary Fittings, Mechanical & Environment requirements, entrance lobby/s, plinth protection, paving or areas appertain & all other requirements	5%
13)	On Possession upon receipt of Occupancy Certificate	5%
	Total	100%

PAYMENT SCHEDULE OF SHOP

Sr. No.	Particulars of work	%
01	As Earnest at the time of booking	20%
02	On completion of Plinth/Foundation & Plinth work	25%
03	On completion of 1 st slab work	25%
04	On completion of Brick Work	10%
05	On completion of plastering work	10%
06	On completion of Tiling, Shatter, plumbing & electric wiring	8%
07	On Possession	2%
	TOTAL	100%