

AGREEMENT FOR SALE

This ARTICLES OF AGREEMENT is made at Mumbai on this day of Two Thousand
Between **Rizvi Builders**, a proprietary concern of Akhtar Hasan Rizvi having its office at Rizvi House, 1st floor, Hill Road, Bandra (West), Mumbai 400 050 hereinafter called as the “**Promoter**” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Party of the One Part;

AND

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hereinafter called as the “**Flat Purchaser/s**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to

mean and include his/her/their heirs, executors, administrators and assigns) of the Party of the Other Part:

WHEREAS Danda Sonkoli Community Trust, registered under the Bombay Public Trust Act bearing Registration No. A-2218 (BOM) and 2247 (hereinafter referred to as '*the said Trust*') was seized and possessed and sufficiently entitled to all that piece of land, hereditaments and premise bearing Survey No. 1/1, 2/1, 3/1, 4A/1, 5A, 6/2, 7/1 and Survey No. 347 of Village Khar Danda and bearing Corresponding CTS No. D/453, D/514, D/519, D/520, D/902, D/904, D/905, D/906, D/907, D/911, D/912, D/913, D/914, D/920 and D/921 admeasuring 26,300 square metres or thereabouts situate, lying and being at Khar Danda, Village Bandra, Taluka – Andheri, Bombay Suburban District, Bombay (hereinafter referred to as '*the said Property*');

AND WHEREAS the said Trust decided to develop the said property through a Promoter and entered into an Agreement with Amritrao Krishnarao Kadam (since deceased) of Amritrao Krishnarao Kadam Associates on 16th August, 1991 on terms and conditions stated therein;

AND WHEREAS the Charity Commissioner passed an Order under section 36(1) of Bombay Public Trust Act, 1950 on 18th September, 1993 thereby sanctioned the sale of the said property in favour of Amritrao Krishnarao Kadam Associates on terms and conditions as stated therein;

AND WHEREAS as per clause 19 of the Agreement executed between the said Trust and deceased dated 16th August, 1991, the Legal heirs of the said deceased assigned and transferred the right, power and benefit of the said Agreement unto and in favour of Rizvi Builders, a proprietary concern of Akhtar Hasan Rizvi vide Agreement dated 18th October, 1993 executed between the said Trust through its authorized Trustees, the Vendors and Rizvi Builders as Purchasers and said Legal

heirs of the deceased as Confirming Party on terms and conditions as stated therein;

AND WHEREAS some disputes arose thereafter between the said Vendors and Purchasers, the Purchasers filed a Suit No. 3907 of 1996 in the High Court at Bombay for specific performance of Agreement dated 18th October, 1993 and for directions to the said Trust to execute conveyance in favour of the Purchasers;

AND WHEREAS all the disputes between the parties were amicably settled out of court, the parties filed Consent Terms through their respective Advocates;

AND WHEREAS in view of the said Consent Terms, a Consent Decree was passed by the Hon'ble High Court, Mumbai on 7th March, 2001 with direction to the parties to register the said Consent Decree with the Sub-Registrar of Assurances at Bandra, Mumbai;

AND WHEREAS in pursuance of directions of the Hon'ble High Court the Prothonotary and Sr. Master, High Court, Mumbai submitted the said Consent Decree dated 7th March, 2001 for registration before Sub-Registrar of Assurances at Bandra, Mumbai and is duly registered under Serial No. BDR-1/7726/2005 by the Sub-Registrar, Bandra after recovering the requisite registration fees;

AND WHEREAS by said Consent Decree amounting to conveyance, the immovable properties i.e. all that piece and parcel of land, ground hereditaments and premises bearing Survey No. 1/1, 2/1, 3/1, 4A/1, 5A, 6/2, 7/1 and Survey No. 347 of Village Khar Danda and bearing Corresponding CTS No. D/453, D/514, D/519, D/520, D/902, D/904, D/905, D/906, D/907, D/911, D/912, D/913, D/914, D/920 and D/921 admeasuring 26,300 square metres or thereabouts situate, lying and being at Khar Danda, Village Bandra, Taluka – Andheri, Bombay Suburban District, Bombay vest unto the Purchaser i.e. Rizvi Builders, a

proprietary concern of Mr. Akhtar Hasan Rizvi, having its office at Rizvi House, 1st floor, Hill Road, Bandra (West), Mumbai – 400 050;

AND WHEREAS the Promoter is entitled and enjoined upon to construct building known as “**Rizvi Shalimar**” on plot bearing CTS No. D/914 admeasuring 627.10 sq. mtrs. of Village Bandra at Govind Patil Marg, Khar (West), Mumbai – 400 052 more particularly described in the First Schedule hereunder written (hereinafter referred to as “***the project land***”);;

AND WHEREAS the Promoter is in possession of the project land;

AND WHEREAS the Promoter has proposed to construct on the project land ____ building/s and ____ wings thereof having ____ Basements, ____ podiums and ground + ____ upper floors;

AND WHEREAS the flat purchaser is offered an Apartment bearing number _____ on the _____ floor, (herein after referred to as “***the said Apartment***”) in the ____ wing of the Building known as ‘**Rizvi Shalimar**’ constructed on plot of land bearing CTS No. D/914 admeasuring 627.10 sq. mtrs. of Village Bandra at Govind Patil Marg, Khar (West), Mumbai – 400 052 (herein after referred to as “***the said Building***”) being constructed by the Promoter;

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

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

AND WHEREAS the Promoter has informed the Purchaser/s that the Promoter intend to carry out development over the said project land in Two (02) or more phases. Current Real Estate project registered under MahaRERA is Phase I of the development and is in respect of FSI of 1194.56 sq. mtrs. granted by MCGM as per IOD approved. Subsequent Phases of the development will be subject to various approvals and NOCs from Competent Authorities and will be registered with MahaRERA as a separate project(s). The other phase or phases shall be in respect of the additional FSI on the said project land that may become available later on after obtaining permission from the concerned authorities or any incremental FSI which may be available due to change in FSI norms in respect of DCPR or CRZ regulations.

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/s;

AND WHEREAS by virtue of the Conveyance, 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 flat purchasers of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the flat purchaser, the Promoter has given inspection to the flat purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect, M/s. C.S. Associates 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 Advocate Shafiquddin Q. Siddique, Advocate High Court

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 buildings is constructed and/or is to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively;

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-1'**;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'C-2'**;

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

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

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

completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;

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

AND WHEREAS the Flat Purchaser has applied to the Promoter for allotment of an Apartment No. _____ on _____ floor in wing _____ situated in the building known as **Rizvi Shalimar** being constructed;

AND WHEREAS the carpet area of the said Apartment is _____ square meters and “carpet area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Flat Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Flat Purchaser, 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 Flat Purchaser 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 Flat Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Flat Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

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

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Flat Purchaser, 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 Flat Purchaser hereby agrees to purchase the Apartment and the garage/covered parking.

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 _____ basement, _____ podiums, and Ground + _____ upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

- 1(a) (i) The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser Apartment No. _____ of the type _____

of carpet area admeasuring _____ sq. metres on _____ floor in the building known as **Rizvi Shalimar**, _____ /wing (hereinafter referred to as "*the Apartment*") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs _____ including Rs _____ being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

- (ii) The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser garage bearing Nos. _____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____/-.
- (iii) The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser covered parking spaces bearing Nos _____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of Rs. _____/-.

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

1(c) The Flat Purchaser has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby

agrees to pay to that Promoter the balance amount of Rs. _____/- (Rupees _____) in the following manner :-

- i. Amount of Rs. _____/- (_____) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. Amount of Rs. _____/- (_____) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs. _____/- (_____) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs. _____/- (_____) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs. _____/- (_____) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs. _____/- (_____) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

- vii. Amount of Rs. _____/- (_____) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs. _____/- (_____) against and at the time of handing over of the possession of the Apartment to the Flat Purchaser on or after receipt of occupancy certificate or completion certificate.
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess 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.
- 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 Flat Purchaser 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 Flat Purchaser, 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 Flat Purchaser by discounting such early payments @ ___ % 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 a Flat Purchaser by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Flat 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 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 Flat Purchaser 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 Flat Purchaser. If there is any increase in the carpet area allotted to Flat Purchaser, the Promoter shall demand additional amount from the Flat 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 1 (a) of this Agreement.
- 1(h) The Flat Purchaser 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 Flat Purchaser 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 Flat Purchaser, 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 Flat Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Flat Purchaser and the common areas to the association of the Flat Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Flat Purchaser 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 Flat Purchaser 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 to the Flat Purchaser, the Promoter agrees to pay to the Flat Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Flat Purchaser, for every month of delay, till the handing over of the possession. The Flat Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Flat Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Flat Purchaser(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 Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser 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 Flat Purchaser, by Registered Post AD at the address provided by the Flat Purchaser and mail at the e-mail address provided by the Flat Purchaser, 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 Flat Purchaser 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 Flat Purchaser (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 Flat Purchaser 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 Flat Purchaser on or before ____ day of _____ 20__. If the Promoter fails or neglects to give possession of the Apartment to the Flat Purchaser 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 Flat Purchaser 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 Flat Purchaser as per the agreement shall offer in writing the possession of the [Apartment], to the Flat Purchaser 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] to the Flat Purchaser. The Promoter agrees and undertakes to indemnify the Flat Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Flat Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Flat Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Flat Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2) The Flat Purchaser shall take possession of the Apartment within 15 days of the written notice from the promotor to the Flat Purchaser intimating that the said Apartments are ready for use and occupancy:
- 7.3) **Failure of Flat Purchaser to take Possession of [Apartment]:** Upon receiving a written intimation from the Promoter as per clause 8.1, the Flat Purchaser shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Flat Purchaser. In case the Flat Purchaser fails to take possession within the time provided in clause 8.1 such Flat Purchaser 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 Flat Purchaser, the Flat Purchaser 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 Flat Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
- 8) The Flat Purchaser shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.
- 9) The Flat Purchaser along with other Flat Purchaser(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 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 Flat Purchaser, so as to enable the Promoter to register the common organization of Flat Purchaser. No objection shall be taken by the Flat 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 may be, or any other Competent Authority.

- 9.1 The Promoter shall, within three months of registration of the Society as aforesaid, cause to be transferred to the society all the right, title and the interest of the Promoter 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 as aforesaid, cause to be transferred all the right title and the interest of the Promoter 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 Flat Purchaser that the Apartment is ready for use and occupancy, the Flat Purchaser 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/so Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Flat Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined the Flat Purchaser shall pay to the Promoter provisional monthly contribution of Rs..... per month towards the outgoings. The amounts so paid by the Flat Purchaser 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 Flat Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
 - i) Rs_____ for share money, application entrance fee of the Society.
 - ii) Rs _____ for formation and registration of the Society.
 - iii) Rs. _____ for proportionate share of taxes and other charges/levies in respect of the Society.
 - iv) Rs. _____ for deposit towards provisional monthly contribution towards outgoings of Society.
 - v) Rs. _____ For Deposit towards Water, Electric, and other utility and services connection charges &
 - vi) Rs. _____ for deposits of electrical receiving and Sub Station provided in Layout.
11. The Flat Purchaser shall pay to the Promoter a sum of Rs 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 and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Flat Purchaser shall

pay to the Promoter, the Flat Purchasers' share of stamp duty and registration charges payable, by the said Society on such conveyance of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance of the project land, the Flat Purchaser shall pay to the Promoter, the Flat Purchasers' share of stamp duty and registration charges payable, by the said society on such of transfer in respect of the structure of the said land to be executed in favour

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Flat Purchaser 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 Flat Purchaser created herein, may prejudicially be affected;
- vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Flat Purchaser under this Agreement;
- viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Flat 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 Flat Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Flat Purchasers;

- 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 Flat Purchaser/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 Flat Purchaser'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 Flat Purchaser in this behalf, the Flat Purchaser 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 Flat Purchaser 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 Flat Purchaser committing any act in contravention of the above provision, the Flat 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 Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or

RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, 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 Flat Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Flat 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 Apartment until all the dues payable by the Flat Purchaser to the Promoter under this Agreement are fully paid up.
- x. The Flat Purchaser 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 Flat Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Flat Purchaser 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 society the Flat Purchaser 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 Flat 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 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 Flat Purchaser 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 and until the project land is transferred to the society 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 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 Flat Purchaser who has taken or agreed to take such Apartment.

18. **BINDING EFFECT**

Forwarding this Agreement to the Flat Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Flat Purchaser until, firstly, the Flat Purchaser 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 Flat Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Flat

Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Flat Purchaser 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 Flat Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Flat Purchaser, application of the Flat Purchaser shall be treated as cancelled and all sums deposited by the Flat Purchaser in connection therewith including the booking amount shall be returned to the Flat Purchaser 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 FLAT PURCHASER / SUBSEQUENT FLAT 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 Flat Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Flat Purchaser has to make any payment, in common with other Flat Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments 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 Flat Purchaser, in _____ after the Agreement is duly executed by the Flat Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at _____

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

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

Name of Flat Purchaser:

Flat Purchaser's Address:

Notified Email ID: _____

Rizvi Builders

1st Floor, Rizvi House, Hill Road,

Bandra (West), Mumbai – 400 050.

Notified Email ID: rizvibuilders1973@gmail.com

It shall be the duty of the Flat Purchaser 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 Flat Purchaser, as the case may be.

28. JOINT FLAT PURCHASERS

That in case there are Joint Flat Purchasers all communications shall be sent by the Promoter to the Flat 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 Flat Purchasers.

29. STAMP DUTY AND REGISTRATION: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Flat Purchaser.

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

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance

with the laws of India for the time being in force and the courts will have the jurisdiction for his Agreement

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

FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land, ground hereditaments and premises situated on plot bearing CTS No. D/914 admeasuring 627.10 sq. mtrs. of Village Bandra at Govind Patil Marg, Khar (West), Mumbai – 400 052 situate, lying and being at Khar Danda, Village Bandra, Taluka – Andheri, Bombay Suburban District, Bombay.

SECOND SCHEDULE ABOVE REFERRED TO:

Here set out the nature, extent and description of commons areas and facilities.

IN WITNESS WHEREOF the Promoter and the Flat Purchaser/s have hereunto set and subscribed his / her / their hand and seal the day and year first hereinabove written.

Signed and Delivered) **For Rizvi Builders**
by the withinnamed Promoter)
RIZVI BUILDERS) Proprietor
through its Proprietor,)
Akhtar Hasan Rizvi)
in the presence of)

- 1.
- 2.

Signed and Delivered)
by the withinnamed Flat Purchaser)
.....)
.....)
in the presence of)

- 1.
- 2.

SCHEDULE ‘A’

Apartment No. _____ admeasuring _____ sq. ft. built up area
on the _____ floor of the building known as **Rizvi Shalimar** situated on
plot bearing CTS No. D/914 admeasuring 627.10 sq. mtrs. of Village
Bandra at Govind Patil Marg, Khar (West), Mumbai – 400 052 with open
parking/closed parking/Garage No. _____ bounded as under:-

To the East	:	
To the West	:	
To the North	:	
To the South	:	

SCHEDULE 'B'

Floor Plan of the Apartment

ANNEXURE – A

Name of the Attorney at Law/Advocate

Address:

Date:

No.

RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to
(Description of property)

Place :

Dated day of

(Signed)

Signature of Attorney-at-Law/Advocate

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-1

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

ANNEXURE C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE – D

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

ANNEXURE – E
(Specification and amenities for the Apartment)

ANNEXURE – F

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

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

I say received

The Promoter/s

Dated this ____ day of _____ 20

: BETWEEN :

RIZVI BUILDERS
Rizvi House, Hill Road, Bandra (W),
Mumbai - 400 050
Tel: 642 6767 - 642 6769.
...Owner/Promoter

: AND :

Shri/Smt.....

.....

Address:.....

.....

.....

.....

PHONE: Res:..... Off:.....

...Flat Purchaser

AGREEMENT FOR SALE
OF
Flat/Shop No. _____ Floor _____
IN
RIZVI SHALIMAR