

ALLOTMENT LETTER

To,

Date:_____

1) _____,

Residing at;_____,

2) _____,

Residing at;_____.

Subject : Allotment of apartment

Reference : Your application dated _____, for
allotment of apartment.

Sir/ Madam,

You have submitted your above referred application (said "**APPLICATION**")
to us for allotment of an apartment as detailed below (said "**APARTMENT**"):

Particulars	Details
Name of the Project	Happiness Hub-Varve
Address of the project	S.No. 94/1,94/2,96/1,96/2,97/1,97/2, Village Varve(Khurd), Tal.Bhor,Dist.Pune
Apartment No.	
Parking	

Vrushali

Area of Apartment	Area in Square Meters	
	Carpet Area	
	Enclosed Balcony	
	Cupboard Area	
	Dry Balcony / Dry Ledge / Dry Terrace	
	Sitout	
	Terrace	
	Courtyard	
	Architects Projection	

After receiving the said Application we have given you disclosures of various documents/ information in respect of the land on which the abovesaid project being/ is developed and in respect of the said Apartment, as envisaged under The Real Estate (Regulation and Development) Act, 2016. Further, we have handed over to you a CD containing these documents and information.

By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and conditions mentioned herein below:

- (1) The cost details in respect of the said Apartment shall be as tabulated hereunder:

Sr. No.	Details	Amount in rupees
1	Price consideration of the said Apartment including parking space and proportionate price of the common area and facilities appurtenant to the said Apartment	Rs. _____/-

2	Applicable Service Tax /GST	Rs. _____/-
3	Other Applicable Tax/VAT	Rs. _____/-
4	Stamp duty (including LBT, if applicable) in respect of the abovesaid price consideration	Rs. _____/-
5	Registration fee	Rs. _____/-
6	Maintenance cost for first 12 months and or Maintenance Deposit.	
	TOTAL	Rs. _____/-

We have received from you an amount of Rs. _____/- (Rupees _____ only) by a cheque dated _____, for Rs. _____, bearing No. _____, drawn on _____ Bank, branch _____, towards advance payment (said " **ADVANCE PAYMENT**") and we have issued you a receipt in that regard.

- (2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment (said "**AGREEMENT**").
- (3) You should deduct TDS as per prevailing Income Tax Rules and pay the same to concerned authority.

Other Terms and conditions of allotment of the said apartment

1. The amounts of stamp duty, registration fees, Service Tax, GST, TDS and VAT are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee, VAT prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable service tax/GST on each of the installment

payable to us; and shall pay TDS if applicable of your own and give us certificate in that regard.

2. We have handed over to you a copy of "User Manual" in respect of use *inter alia* of the said Apartment, fixtures and fitting of the said Apartment and common facilities and amenities or common area of the abovesaid Project; and you shall be following instructions of the said User Manual strictly.
3. Within a period of 30 (thirty) days from today you shall make yourself available for execution and registration of the said Agreement, failing which we shall be entitled to cancel allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice (by e-mail) of 15 (fifteen) days. If you fail to execute and register the said Agreement within the said notice period of 15 (fifteen) days, this Allotment Letter shall stand cancelled automatically without further notice.
4. If you intend to cancel allotment of the said Apartment to you, you shall submit to us "Application for Cancellation of Allotment" in our prescribed format alongwith original copies of receipt/s issued by us. In case the original receipts have been lost by you, you shall submit to us a duly notarised affidavit-cum-indemnity in our prescribed format at your own cost.
5. In case of cancellation of allotment of the said Apartment to you either on our part or on your part, as detailed above, we shall be entitled to deduct an amount of Rs.1,00,000/- (Rupees one lakh only) from the abovesaid Advance Payment. It is hereby clarified that it shall be your sole responsibility to avail refund of the amounts paid by you or on your behalf to the government authorities *inter alia* towards stamp duty, registration fee, service tax, VAT, GST or any other taxes paid by you in this regard. We will refund the balance of the same (i.e. excluding the abovesaid amount of Rs.1,00,000/- and the abovesaid taxes) to you without any interest thereon (said "**REFUND AMOUNT**").
6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favour of the person from whose account we have received the same.

7. Once the allotment of the said Apartment to you is cancelled as above, you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own discretion.

Thanks and regards,

For _____

0-0-0-0-0

Acceptance of allotment of the said Apartment

I/ We hereby acknowledge to have checked the said Disclosures and have received a CD containing the abovesaid documents and information. We also have received a copy of abovesaid User Manual.

We have read and understood the abovesaid Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to abovesaid terms and conditions.

Thanks and regards,

(Name and signature of the Allottee No.1)

(Name and signature of the Allottee No.2)


AUTHORISED SIGNATORY

AGREEMENT FOR SALE

This Agreement for Sale is executed here at _____ ,
on this _____ day of _____ month of the year

Vaishali
AUTHORISED SIGNATORY

BETWEEN

PARANJAPE SCHEMES (CONSTRUCTION) LIMITED, [PAN AACCP 1941 Q], a company incorporated and registered under Indian Companies Act, 1956, having its administrative office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004 and its registered office at 1, Somnath, CTS 988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East) Mumbai: 400057, through its Authorised Signatory _____, Age :- Adult, Occupation:- Service, residing at _____,

Hereinafter called as the “**PROMOTER**”, which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and administrators, ...party of the First Part,

AND

1. Mr. / Mrs. _____
Age ____ Years, Occupation _____,
PAN: _____
2. Mr. / Mrs. _____
Age ____ Years, Occupation _____,
PAN: _____
3. Mr. / Mrs. _____
Age ____ Years, Occupation _____,
PAN: _____
4. Mr. / Mrs. _____
Age ____ Years, Occupation _____,
PAN: _____
Residing at _____

Hereinafter referred to as “**ALLOTTEE/S**” and individually referred to as “First, Second, Third, Fourth Allottee” respectively, which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and assigns, ...party of the Second Part,

AND

- [1] **MRS. VARSHA SHRIKANT PARANJAPE**, [PAN: AAAPP6199H], Age: Adult, Occ: Agriculturist & Business, Residing at CTS No. 759/23, Ashish Apartments, Dr. D.B. Deodhar Road, Deccan Gymkhana Pune: 411 004.
- [2] **MRS. MEENAL SHASHANK PARANJAPE**, [PAN: AAAPP9406D], Age: Adult, Occ: Agriculturist & Business, Residing at CTS No. 759/23, Ashish Apartments, Dr. D.B. Deodhar Road, Deccan Gymkhana Pune: 411 004.
- [3] **MRS. VASANTI AJIT APTE**, [PAN: AAOPA9010G], Age: Adult, Occ: Agriculturist & Business, Residing at Profile Coronet, Flat No.5, Lane No.15, Prabhat Road, Pune – 411 004, through their duly constituted attorney Paranjape Schemes (Construction) Ltd. having office inter alia at PSC House, CTS No 111 + 111/2, Anand Colony, Pune 411 004, through its Authorised Signatory _____,
Age :- Adult, Occupation:- Service, residing at _____,

Hereinafter collectively called as the “**OWNER /CONSENTING PARTY**”, which expression shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, executors, administrators and assigns, ...party of the Third Part,

W H E R E A S,

- a) The Owner/Consenting Party owns, seizes and possesses or otherwise sufficiently entitled to all that piece and parcel of lands collectively admeasuring **08 Hectare 72 Ares**, more

particularly described in the **SCHEDULE-I**, written hereunder, hereinafter for the sake of brevity and convenience, collectively called and referred to as the said **'ENTIRE PROPERTY'**;

- b) By two Development Agreements dt. 10/11/2014 and dt. 29/11/2014 for area admeasuring 2 Hectors 54 Ares and admeasuring 4 Hector 28 Ares respectively, collectively admeasuring 6 Hector 82 Ares, more particularly described in **SCHEDULE – II** written hereunder, hereinafter referred to as the said **'LARGER PROPERTY'**, forming the part of said Entire Property, the Owner/Consenting Party transferred Developments rights of the said Larger Property in favour of the 'Promoter' herein, which Development Agreements are duly registered at the Office of Sub-Registrar Bhore, at serial No. 4318/2014 & 4624/2014 respectively. Subsequently the Owner Consenting Party by Power of Attorneys dt.10/11/2014 and dt.29/11/2014, duly registered at the Office of Sub-Registrar Bhore, at serial No. 4319/2014 & 4625/2014 respectively, conferred requisite powers to develop the said Larger Property in favour of the Promoter, which comprises right to develop, construct and sale of ownership flats/apartments to be constructed on the said Larger Property;
- c) The said Entire Property /Larger Property is out of the Pune Municipal Corporation Limits therefore provisions of Urban Land (Ceiling and Regulation) Act, 1976 were not applicable to the said Entire Property /Larger Property and in view of the said Act, now having been repealed; the provisions of the said Act now do not apply to any part of the said Entire Property /Larger Property;
- d) By virtue of the said Development Agreement/s, Power of Attorney/s, the Promoter has every right to develop the said Larger Property, to submit and get the plan of proposed building/s sanctioned by concerned Planning Authority, to construct and sell the Apartments of the proposed building/s as per its absolute discretion thereat, to execute and register the Agreements for sale of the proposed Apartments in the concern registration office, receive consideration from the Apartments allottees, pass valid receipts, submit the proposed building/s and land

thereof to the provisions of Maharashtra Co-operative Societies, Act 1960 /Maharashtra Apartment Ownership Act 1970, to modify Deeds, Deeds of Declarations of the society/ies /condominium/s to be formed, if necessary and to do all incidental acts, deeds to implement the ownership scheme on the balance land;

- e) The Promoter herein obtained various permissions, got building plans sanctioned and obtained building permissions /commencement certificate/s by the concerned Planning Authority for construction of residential and commercial buildings on said Larger Property. The copy/ies of Commencement Certificate/s is/are annexed herewith and marked as **ANNEXURE – A**;
- f) The Promoter intends to develop the said Larger Property in phases and each of the phases shall be treated as separate project. The Promoter under the first phase has undertaken construction of buildings/wings viz. **“A, F, G, H, I, J, K, L, M, O, P, Q, R”** (hereinafter referred to as the said **“BUILDING/S”**) on the piece and parcel of the land admeasuring **49929.10 Sq. Mtrs.** (hereinafter referred to as said **“PROPERTY”**) carved out of the said Larger Property, more particularly described in the **SCHEDULE - III** written hereunder and shown in the layout plan annexed herewith. The said Building/s and said Property shall hereinafter collectively be referred to as **"HAPPINESS HUB – VARVE " PROJECT** (hereinafter referred to as the said **“PROJECT”**);
- g) The above mentioned sanctioned plan comprises area admeasuring 8 Hectors 72 Ares of the said Entire Property, more particularly described in Schedule – I, hereunder and out of which, area admeasuring 1 Hectors 90 Ares (said **“Area”**), belongs to M/s Arihant Venkateshwara Housing, (a Partnership firm registered under the Indian Registration Act, 1932 having its office at office no.94, 1st floor, 2411, East Galleria, Opp. Bombay Garage, Camp, Pune – 411001) who has given its consent to add the said Area of said Entire Property for sanctioning. M/s Arihant Venkateshwara Housing entered in to Agreement to Sell with Owner/Consenting Party dated 04/09/2014,

registered at the Office of Sub-Registrar Bhore, at serial No. 3620/2014, and both the parties are in process to conclude the same transaction by executing and registering the Sale Deed. Owner/Consenting Party assured the Promoter that they will be confirming the Development Rights of the said Area to the Promoter once Sale Deed gets performed. At present area admeasuring 6 Hectar 82 Ares is only subject matter of development on said Entire Property and said Area i.e. 1 Hectar 90 Ares is out of the purview for development by Promoter;

- h) The Promoter herein obtained the certificate U/s. 42A (amended) of Maharashtra Land Revenue Code, 1966, in respect of the said Larger Property;
- i) The Promoter agreed to provide internal access road to the owner of the Gat no. 92 and 184, as a perpetual right of way /approaching road to Gat no. 92 and 184. All the Allottees of the buildings of said Larger Property including the Allottee/s herein and the body/ies of apartment allottees /apex body /federation to be formed in said Larger Property shall not obstruct the said right provided to the owner of Gat no. 92 and 184 and shall cooperate /coordinate with Promoter in this regard;
- j) The copies of extract of Village Form No. VII/VIIA/XII in respect of the said Entire Property /Larger Property and Title Certificate /Report (showing the title flow and encumbrances if any, to or upon the said Property /Larger Property) in respect of the said Larger Property issued by Advocate competent to issue the same have been annexed herewith and marked as **ANNEXURE-B** and **ANNEXURE-C** respectively;
- k) Pursuant to and in accordance with the aforesaid plans and revisions thereof if any, sanctioned and approved by the Planning Authority, the Promoter has commenced the development of the said Larger Property;
- l) While sanctioning the said plans, the concerned Planning Authority, concerned local authority/ies and/or government laid down certain terms, conditions,

stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Larger Property and the building/s and upon due observance and performance of which only the Completion /Occupation certificate in respect of the building/s shall be granted by the concerned local authority;

- m) The Promoter has entered into standard agreement with **‘Ankur Associates’** an architect registered with the council of architects and such Agreement is as per the agreement prescribed by the council of architects. The Promoter also appointed structural engineers for the preparation of the structural design and drawings of the building/s and the Promoter accepts the professional supervision of the architect and the structural engineer or any replacement thereof till the completion of the building/s;
- n) The Promoter has at the time of allotment and prior to the execution hereof, as demanded by the Allottee/s given inspection to the Allottee/s of all the documents of title relating to the said Larger Property and the plans, designs and specifications prepared by the Promoter's Architect; ‘User Manual’ prepared by the Promoter, copies of documents inter alia such as all sanctions, permissions, licenses, clearances et cetera issued in favour of the Promoter by various local/ government/ semi government bodies; right of the Promoter to develop the said Larger Property; and all other related documents as are specified under the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder, (said **“ACT”**) and the Allottee/s has satisfied himself about the plans, designs and specifications of the said Apartment, title of the Owner/Consenting Party to the said Larger Property, and Promoter’s rights to develop the said Larger Property and to allot and sell the said Apartment;
- o) The Allottee/s knowing well the above facts and having satisfied with the present and proposed sanction plan, floor plan, specifications, designs, areas, location of the said Project, amenities, common area, title documents,

sanctions, user manual applied for allotment of **Flat/Shop/Office** (*Strikeout which is not applicable*) bearing No. _____ of _____ type admeasuring _____ Sq. Mtrs. carpet area along with enclosed balcony area admeasuring _____ Sq. Mtrs., sit-out area admeasuring _____ Sq.Mtrs., cupboard area admeasuring _____ Sq.Mtrs., dry balcony area admeasuring _____ Sq.Mtrs., and attached terrace area admeasuring _____ sq. mtrs. on the _____ floor of the _____ Wing _____ Building and together with the _____ covered parking space/s bearing No/s. _____ of said Building/s of said Project to be constructed / being constructed / constructed on the said Property, which Flat/Shop/Office is more particularly described in the **ANNEXURE-D** written hereunder and delineated in the floor plan which is also part of the said Annexure-D, with general specifications more particularly described in the **ANNEXURE – E** written hereunder, which Flat/Shop/Office is hereinafter referred to as the said “**APARTMENT**”; (for the sake of convenience of registration a smaller image of the relevant floor plan of the building/s sanctioned by the concerned Planning Authority is annexed as Annexure -D). A certified copy of the sanctioned plan is separately provided to the Allottee/s. The Promoter has agreed to provide common areas and amenities/facilities for common use of the residents of the said Building/s and the same shall be as described in the **ANNEXURE – F** enclosed

hereto. The common areas, amenities /facilities agreed to be provided by the Promoter for the common use of residents of said Larger Property are more particularly described in **ANNEXURE –G** enclosed hereto. A smaller image of present sanctioned layout plan and proposed sanction layout plan is annexed herewith and marked as **ANNEXURE – H1 & H2** respectively.

- p) For the convenience of Allottee/s and/or Promoter and for better understanding, the Apartment number given to the said Apartment shall be of three or four digits, first one or two digits will denote floor of the Building/Wing and last digit/s will denote the Apartment number.
- q) Relying upon the said application, the Promoter agreed to allot to the Allottee/s herein the said Apartment at the price and on the terms and conditions hereinafter appearing, and the Promoter issued to the Allottee/s an "Allotment Letter" dated _____ to that effect;
- r) Prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of Rs. _____/- (Rupees _____ only) as advance payment in compliance with clause 13(1) of the said Act, being part payment of the sale price /consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or earnest money deposit, or holding amount or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s agreed to pay to the Promoter the balance of the sale price /consideration in the manner hereinafter appearing;

- s) The search Report, Title opinion, all orders issued by concerned authorities and contents of all previous documents forms the part and parcel of this Agreement and same is binding upon all the Allottees including the Allottee/s herein;
- t) The Promoter hereby clarifies that it has withdrawn all its advertisements and brochures et cetera in respect of the said Project published prior to 01.05.2017 and the same are not in use since then; and the Allottee/s hereby acknowledges the same. The Allottee/s further hereby admit and confirms that he has relied only on the advertisements and brochures et cetera in respect of the said Project published by the Promoter only after 01.05.2017;
- u) The Allottee/s having satisfied with the specifications of the said Apartment and with the above said title documents and sanctions inspected by him, agreed to purchase the said Apartment from the Promoter and the Promoter agreed to allot the same to the Allottee/s for and at the price hereinafter mentioned,
- v) The Promoter has registered the said Project under the provisions of the said Act with the Real Estate Regulatory Authority on _____ bearing Registration No. _____; the authenticated copy of the same is annexed hereto and marked as **ANNEXURE-I**;
- w) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee/s, being in fact these presents and to register the said Agreement under the Registration Act, 1908;
- x) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Apartment and the parties hereto therefore have executed this

Agreement for sale to witness the terms and conditions thereof and in compliance with Section No.13 of the said Act, as under :-

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

- 1) The Promoter shall construct on the said Property the said Building/s i.e. buildings "A,F,G,H,I,J,K,L,M,O,P,Q & R" which consists of ground/stilt & twelve upper floors and all in accordance with the plans, designs and specifications as approved by the Planning Authority from time to time.
- 2) The Promoter with consent of the Owner/Consenting Party does hereby agree to sell, transfer and otherwise convey in the manner hereinafter mentioned the said Apartment bearing No. _____ of _____ type admeasuring _____ Sq. Mtrs. Carpet area along with enclosed balcony area admeasuring _____ Sq.Mtrs., sit-out area admeasuring _____ Sq.Mtrs., cupboard area admeasuring _____ Sq.Mtrs., dry balcony area admeasuring _____ Sq.Mtrs. and attached terrace area admeasuring _____ Sq. Mtrs. of the _____ floor of the _____ wing _____ building and together with the _____ covered parking space/s bearing No/s. _____ of said Building/s of the said Project to be constructed /being constructed /constructed on the said Property unto and in favour of the Allottee/s herein, subject to the terms and conditions hereof and the Allottee/s does hereby agrees to purchase the same from the Promoter for and at the consideration

of Rs. _____/- (Rs. _____)
_____)
including the proportionate price of the common areas and
facilities appurtenant to the Premises, and
Rs. _____/- (_____)
_____)
towards the consideration of the _____ Car
parking space/s bearing No/s. _____ being
total consideration of Rs. _____/-
(_____)
_____),
paid / to be paid in the manner provided in the clause No.
4 hereof.

- 3) The above said total consideration excludes Taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST (Goods and Services Tax) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project) up to the date of handing over the possession of the said Apartment and the above said total consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments. The Promoter may charge the Allottee/s separately for any up-gradation / changes specifically requested or approved by the Allottee/s in

fittings, fixtures and specifications and any other facility which have been done on the Allottee/s request or approval but which have not been agreed upon herein or as shown in the website of the registered authority.

- 4) In consideration thereof the Allottee/s paid and/or agreed to pay the above said total consideration for the purchase of the said Apartment to the Promoter and the Promoter agreed to accept the same from the Allottee/s as per the Payment Schedule annexed hereto as **ANNEXURE – J**.
- 5) Subject to the terms of this Agreement and the Promoter abiding by the construction mile stones, the Allottee/s shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Schedule through A/c Payee cheque / demand draft only or online payment (as applicable) in favour of ***“Paranjape Schemes (Construction) Ltd. Escrow Account No. 00070350012676”, IFSC Code – HDFC0000007, HDFC Bank, Bhandarkar Road Branch, Pune.*** The Promoter herein on due date / or on reaching aforesaid construction milestone / stage as mentioned in the said Annexure-J shall intimate the amount payable in writing or by digital E-mail to the Allottee/s and the Allottee/s shall make payment of such due amount to the Promoter within seven days from the date of such intimation. The Allottee/s herein specifically agrees that he/she/they shall pay the total consideration along with the service tax, VAT, GST and such other applicable taxes.
- 6) The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee/s as per the aforesaid Annexure - J. 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 Promoter.
- 7) The Promoter shall confirm the final carpet area, enclosed balcony area, sit-out area, cupboard area (if any), dry balcony area, attached terrace area and utility area that has been allotted to the Allottee/s after the construction of the said Building/s is/are complete and the occupancy

certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, enclosed balcony area, sit-out area, cupboard area (if any), dry balcony area, attached terrace area and utility area, subject to a variation cap of three percent. The total price payable for the said Apartment shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, enclosed balcony area, sit-out area, cupboard area (if any), dry balcony area, attached terrace area and utility area, within the defined limit then Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, enclosed balcony area, sit-out area, cupboard area (if any), dry balcony area, attached terrace area and utility area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Schedule. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause No.2 of this Agreement.

- 8) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 9) Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee/s shall be bound and liable to pay interest as specified in the Rules of the said Act with monthly rests, on all amounts which become due and payable by the Allottee/s to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall it be construed as condonation of delay by the Promoter. The amount of interest may be informed to the

Allottee/s from time to time or on completion of the said Project/Apartment, and the Allottee/s has/have agreed to pay the same as and when demanded before the possession of the said Apartment.

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s 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 the amount till then received from the Allottee/s without any interest thereon within a period of 30 days, by deducting; (i) an amount of Rs. 1,00,000/- (Rupees One Lac Only) towards liquidated damages and/or cancellation in addition to any interest (as specified in the Rules of the said Act) payable on outstanding amount overdue from the Allottee/s, (ii) the stamp duty, registration charges, cost of extra work etc. and (iii) the amount of Service Tax, VAT, GST, LBT or any other taxes charged by the Promoter to the Allottee/s till the date of such termination and the Promoter herein shall be entitled to deal with the said Apartment with any prospective buyer. Delay in issuance of any reminder/s or

notice/s from the Promoter shall not be considered as waiver of Promoter's absolute right to terminate this Agreement.

For whatsoever reason if the Allottee/s herein, without any default or breach on his/her/their part or on the part of the Promoter, desire to terminate this agreement/ transaction in respect of the said Apartment then, the Allottee/s herein shall issue a prior written notice to the Promoter informing the intention of the Allottee/s to terminate this Agreement and on such receipt of notice the Promoter herein shall be entitled to deal with the said Apartment with prospective buyers. After receipt of such notice of intention to terminate this Agreement the Promoter shall issue a 15 days' notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation, the Allottee/s shall be entitled to receive the refund of the amount till then paid by the Allottee/s to the Promoter without any interest thereon within a period of six months, by deducting; (i) an amount of Rs. 1,00,000/- (Rupees One Lac Only) towards liquidated damages and/or cancellation in addition to any interest (as specified in the Rules of the said Act) payable on outstanding amount overdue from the Allottee/s, (ii) the stamp duty, registration charges, cost of extra work etc. and (iii) the amount of Service Tax, VAT, GST, LBT charged by the Promoter to the Allottee/s till the date of such termination.

It is specifically agreed between the parties hereto that, if the transaction in respect of the said Apartment between the Promoter and Allottee/s herein terminated as stated hereinabove then all the instruments under whatsoever head executed between the parties hereto or between the Promoter and Allottee/s herein, in respect of the said Apartment, shall stand automatically cancelled and either party have no right, title, interest or claim against each other.

- 11) The Promoter shall have first and permanent lien and charge upon the said Apartment and the right, title and interest of the Allottee/s therein for all moneys due and

payable by the Allottee/s to the Promoter under this agreement.

- 12) The Promoter shall construct on the said Property the said Building/s in accordance with plans, designs and specifications as seen and approved by the Allottee/s prior to the execution of this agreement and duly approved by the Planning Authority with such variations and modifications as the Promoter in their absolute authority may consider expedient. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.
- 13) The Promoter hereby agrees to observe, perform and comply with all terms, conditions, stipulations and restrictions, if any, which have been imposed by the public bodies, various Govt. departments, authorities, including concerned Planning Authority at the time of sanctioning the building plans or thereafter. The Promoter shall, before handing over possession of the said Apartment to the Allottee/s obtain from the concerned Local Authority Completion /Occupation certificate in respect inter alia of the said Apartment. The terms, conditions, stipulations and restrictions imposed by the concerned Authorities (including environment) at the time of sanctioning the building plans or thereafter shall also be binding on the Allottee/s herein and all Allottees of the said Project and the body of apartment allottees /federation, as far as they are applicable to them.
- 14) The covenants relating to the procedure of possession as agreed by and between the parties to this Agreement are as follows:-
 - a. The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of this Agreement. Subject to receipt of total consideration and dues of the Promoter and taxes thereon are paid by the Allottee/s in respect of the said Apartment, in terms

of these presents, the Promoter, based on the approved plans and specifications, assures to handover possession of the said Apartment on or before Thirty First March Two Thousand Twenty. Provided that the Promoter shall be entitled to reasonable extension of time as agreed by and between the Allottee/s and the Promoter for giving possession of the said Apartment on the aforesaid date, and the same shall not include the period of extension given by the Authority for registration.

Further if the completion of building in which the Apartment is to be situated is delayed on account of –

- (i) War, civil commotion, flood, drought, fire, cyclone, earthquake, act of god or any calamity by nature affecting the regular development of the real estate project (“Force Majeure”).
 - (ii) Extension of time for giving possession as may be permitted by the Regulatory Authority under the said Act for reason where actual work of said Project / Building/s could not be carried by the Promoter as per sanctioned plan due to specific stay or injunction orders relating to the said Project from any Court of Law, or Tribunal, Competent authority, statutory authority, high power committee etc. or due to such circumstances as may be decided by the Authority.
- b. If, however, the completion of the said Project is delayed due to the Force Majeure conditions then the Allottee/s agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee/s agrees and confirms that, in the event it becomes impossible for the Promoter to implement the said Project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee/s the entire amount received by the Promoter from the allotment within 30 days’ from

that date. After any refund of the money paid to the Allottee/s, Allottee/s agrees that he/she/they shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Further the Allottee/s agrees not to raise any objection and agrees to make payment of all installments as per the work progress even if the Promoter completes the building/s substantially earlier than the aforesaid date.

- c. The Promoter herein is developing the said Larger Property which consists of various phases having common amenities like club house, landscape garden etc., the construction /development of the said common amenities will be completed in due course along with the completion of construction of all the buildings of said Larger Property. The Promoter assures to hand over possession of the said common amenities on Thirty First March Two Thousand Twenty. The Allottee/s herein agree and convey that he/she/they shall not be entitled to refuse to take the possession of the said Apartment on the ground of non-completion of aforesaid common amenities.
- d. The Allottee/s further agree that even where 'substantial completion' of works has been done and after receiving Occupancy Certificate from the competent authority possession of the said Apartment shall be given. That substantial completion would mean works done that do not affect his use or occupation of his Apartment and he can cohabit in the said Apartment. However if the Promoter is not allowed by the Allottee/s or any person on his behalf to complete the remaining portion of the works, it shall be accepted by and between the parties that the remaining works shall be deemed to have been done as and against the Promoter.

- e. The Promoter, upon obtaining the Occupancy Certificate from the Planning Authority shall offer in writing to the Allottee/s intimating that, the said Apartment is ready for use and occupation. The Allottee/s herein shall inspect the said Apartment in all respects to confirm that the same is in accordance with the terms and conditions of this Agreement, complete the payment of total consideration and dues and taxes thereon to the Promoter as per terms and conditions of this Agreement and take the possession of the said Apartment within 15 days' from the date of written intimation issued by the Promoter to the Allottee/s herein. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/s agrees to pay the maintenance charges as determined by the Promoter / body of the apartment allottees, as the case may be. It shall be expressly agreed that wherever it is the responsibility of the Allottee/s to apply and get necessary services the same shall not be undertaken by the Promoter and the Allottee/s shall be solely responsible for the same.
- f. Upon receiving a written intimation from the Promoter as stated hereinabove, the Allottee/s shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings, possession agreement and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Apartment to the Allottee/s. In case the Allottee/s fails or commits delay in taking possession of said Apartment within the time provided hereinabove, such Allottee/s shall be liable for payment of common maintenance charges as applicable, property tax, electricity charges and any other expenses and outgoings in respect of the said Apartment and the Promoter shall not be liable for

the maintenance, wear and tear of the said Apartment.

- g. After obtaining the occupancy certificate and handing over physical possession of the said Apartment to the Allottee/s, it shall be the responsibility of the Promoter to handover the necessary documents and plans, including common areas, to the body of apartment allottees or the competent authority, as the case may be, as per the local laws. Further, that the Allottee/s has given his specific confirmation herein that the responsibility of title of the said Property be on the Promoter up and until the conveyance of the said Building/s /Phase /Wing and the said Property thereunder.
- h. Except for occurrence of the events stating herein above, if the promoter fails to complete or is unable to give possession of the said Apartment; (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a Promoter on account of suspension or revocation of the registration under the said Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee/s, in case the Allottee/s wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with the interest as specified in the Rules of the said Act within 30 days including compensation in the manner as provided under the said Act. Provided that where if the Allottee/s does not intend to withdraw from the said Project, the Promoter shall pay the Allottee/s interest as specified in the Rules of the said Act on all amounts paid by the Allottee/s, for every month of delay, till handing over of the possession of the said Apartment.

- 15) Time is an essence of this Agreement for the Promoter as well as the Allottee/s. The Promoter shall abide by the

time schedule for completing the said Project and handing over the said Apartment to the Allottee/s and the common areas to the body of apartment allottees 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 installment and other dues payable by him and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided hereinabove ("Payment Schedule " above for brevity).

- 16) If within a period as specified in the Rules of said Act, the Allottee/s from the date of handing over the said Apartment or within 15 days from the date of intimation by the Promoter to take the possession of the said Apartment whichever is earlier, brings to the notice of the Promoter any structural defect in the said Apartment or the building in which the said Apartment is situated or any defects on account of workmanship, quality or provision of services, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Apartment /phase / wing and in specific the structure of the said Apartment / Wing / Phase of the said Building/s which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of said Apartment by the Occupants, vagaries of nature etc.

That it shall be the responsibility of the Allottee/s to maintain his Apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Apartment are regularly filled with white cement / epoxy to prevent water seepage.

Further where the manufacturer warranty as shown by the Promoter to the Allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said Apartment /Building/Phase/Wing, and if the annual maintenance contracts are not done / renewed by the Allottee/s the Promoter shall not be responsible for any defects occurring due to the same. That the Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/ manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Apartments and the common Project amenities wherever applicable.

That the Allottee/s has been made aware and the Allottee/s expressly agrees that the regular wear and tear of the said Apartment/Building/ Phase/Wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

Provided further that any deviation in usage /maintenance of the said Apartment in contravention to User Manual shall amount to default on part of the Allottee/s towards proper maintenance of the said Apartment/Building/Phase /Wing and the Allottee/s shall not be entitled to claim any compensation against defect liability from the Promoter.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to appoint an expert who shall be a nominated

surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the said Apartment / Phase / Wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement. Further the Allottee/s 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 Building/s or any part thereof to view and examine the state and condition thereof.

Howsoever for the purpose of defect liability on towards the Promoter, the date shall be calculated from the date of handing over possession to the Allottee/s for fit-outs and interior works or within 15 days from the date of intimation of possession of the said Apartment by the Promoter whichever is earlier and that the said liability shall be those responsibilities which are not covered under the maintenance of the said Apartment/Building/Phase /Wing as stated in this Agreement. That further it has been agreed by the Allottee/s that any damage or change done within the said Apartment sold or in the Building/Phase/ Wing done by him/them or by any third person on and behalf of the Allottee/s then the Allottee/s expressly absolves the Promoter from the same.

- 17) The Promoter hereby represents and warrants to the Allottee/s as follows:
- i. The Promoter has clear and marketable title with respect to the said Property ; as declared in the title certificate /report annexed to this agreement and the Promoter has requisite rights to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the said Project;
 - ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;

- iii. There are no encumbrances upon the said Property or the said Project except those disclosed in the title certificate / report;
- iv. There are no litigations pending before any Court of law with respect to the said Property or said Project except those disclosed in the title certificate /report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, said Property and said Building/s /wings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project, said Property and said Building/s /wings 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 said Project, said Property, Building/s /wings and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s 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 said Property, including the said Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement, other than the encumbrances mentioned in Title Certificate /Report.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;

- ix. At the time of execution of the conveyance as envisaged herein the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the body of apartment allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said Property and/or the Project except those disclosed in the title certificate /report.
- 18) The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the said Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or

are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s 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 body of the apartment allottees.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property 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 said Property and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.

- x. The Allottee/s shall observe and perform all the rules and regulations which the body of apartments allottees 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/s and the Apartments therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the body of apartments allottees /apex body/federation regarding the occupancy and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. The Allottee/s shall not be entitled to claim possession of the said Apartment until the Occupation / Completion Certificate is received from the local authority and the Allottee/s has paid all dues payable under this Agreement in respect of the said Apartment to the Promoter and has paid the necessary maintenance amount/deposits, service tax, vat and other taxes payable under this Agreement.
- xii. Till the conveyance of the said Building/s and said Property as envisaged herein, the Allottee/s 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 Building/s and said Property or any part thereof to view and examine the state and condition and to carry out repair and maintenance work thereof.
- xiii. That the Allottee/s shall indemnify and keep indemnifying the Promoter against any actions, proceedings, cost, claims and demands in respect of

any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee/s.

- xiv. That any nominated surveyor / architect appointed for specific purposes stated in this covenant the fees of which shall mutually decide by and between the Promoter and the Allottee/s and the same shall be paid by the Allottee/s as agreed mutually.
 - xv. That nothing herein contained shall construe as entitling the Allottee/s any right on any of the adjoining, neighbouring or the remaining buildings / common areas etc. of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the Allottee/s to the Promoter in this regards.
 - xvi. That the parking spaces including the mechanical parkings sold to the Allottee/s shall be used only for the purposes of parking and in this regard the Allottee/s shall comply the norms of parking as specified in the said User Manual. This has been clearly made aware to the Allottee/s and same has been agreed by the Allottee/s to follow.
 - xvii. The Allottee/s shall follow the instruction of the 'User Manual' given to him before allotting the said Apartment by the Promoter.
- 19) The Allottee/s hereby agrees to pay the Promoter regularly every month on or before the tenth day of every month beginning from the month following the month in which the Promoter offers to give possession of the said Apartment to Allottee/s or in lump sum as may be decided by the Promoter, until the management of the said Property /or that of the said Building/s in which the said Apartment is situated is handed over to the body of apartment allottees and thereafter to the body of apartment allottees such proportionate share of the Allottee/s as may be determined by the Promoter or the body of apartment allottees or federation as the case may be towards (i) all rates, taxes and assessments, land

revenue, electricity bills, water charges and water taxes and all other outgoings and impositions which may from time to time be levied upon or be payable in respect of the said Property and the said Building/s standing thereon to Planning Authority and/or any other authority, (ii) all other outgoings and expenses including insurance premium, provisions for depreciation and sinking fund and all outgoings and expenses of management, upkeep, maintenance and repairs of the said Building/s standing on the said Property and the common lights, common sanitary and other utility services, garden and other services and amenities on the said Property /Larger Property and in the said Building/s including remuneration, salaries and wages of watchmen, supervisors, sweepers, gardeners and other persons employed for the aforesaid purposes or any of them and the collection charges in respect thereof and the Allottee/s shall not withhold any payment of the amounts demanded by the Promoter or the body of apartment allottees under this clause on any ground whatsoever. The Allottee/s admit/s and confirm/s that he/she/they will be punctual for paying monthly contribution amount to Promoter or the body of apartment allottees or federation as the case may be.

- 20) The Allottee/s has inspected the sanctioned plans of the said Building/s of the said Project and the conditions stipulated therein by the concerned Planning Authority, and the Allottee/s and /or the body of apartment allottees to be formed of all the allottees in the said Project shall not raise any complaint / objections of whatsoever nature and shall abide by the same all time, and after having covenanted to that effect in favour of the Promoter, the Allottee/s has agreed to purchase the said Apartment from the Promoter.
- 21) The Promoter shall be responsible for getting water connection from Planning Authority and also responsible for creating internal water and drainage distribution system. However it shall be responsibility of the Planning Authority to actually supply adequate quantity of water to the said Project. The Promoter shall not be in any way

responsible for non-supply or inadequate supply of water to the said Project.

- 22) The body of apartment allottees to be formed, shall alone be responsible for renewals *inter alia* of all permissions, sanctions, NOCs et cetera such as Fire NOC, Elevator NOC. Upon handing over the reins the responsibility and liability of the Promoter in this regards shall stand discharged absolutely. The common amenities / facilities need frequent repairs and maintenance. It is duty and responsibility of the body of apartment allottees /apex body /federation to follow all rules, regulations, conditions, etc. and all concerned laws applicable for time being in force and notifications, circulars there under, published by concerned government authorities /departments and to take all possible safety measures and to upkeep and maintain the aforesaid common amenities /facilities and ensure that no untoward incidence such as accident, loss of life, damage to the property takes place. The responsibility of such happenings shall be on the body of apartment allottees /apex body /federation looking after the upkeep and maintenance of common areas and amenities /facilities. The Promoter will not be responsible for the consequences. Provided, if any such liability of renewal even after conveyance is entrusted on the Promoter under any law all the Allottees / body of apartment allottees /apex body /federation shall reimburse /compensate the expenses as may be incurred by the Promoter in that regard.
- 23) The Allottee/s shall not use or permit to be used the said Apartment or any part thereof for any purpose other than the purpose as allowed by concerned Planning Authority at the time of sanctioning the plan of the proposed building/s or at any time thereafter.
- 24) The Allottee/s shall not let, sublet, transfer, assign or part with the possession of the said Apartment or any part thereof nor shall the Allottee/s create any lease, lien, mortgage, charge and/or any other encumbrances and/or third party interest in and/or any respect of the said Apartment or any part thereof and/or in respect of any of

the rights hereunder conferred upon the Allottee/s in any manner whatsoever until entire consideration and all dues, taxes, VAT, service tax, GST etc. payable by the Allottee/s under this agreement are paid in full and only if the Allottee/s has/have not committed any breach of any of the term and condition of this agreement and without obtaining previous permission in writing of the Promoter or the body of apartment allottees to whom the said Property and the building/s thereon may have been leased, assigned or transferred in the manner inter alia hereby envisaged.

- 25) After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has/have taken or agreed to take such Apartment.
- 26) If the Allottee/s is purchasing the said Apartment from the Promoter for investment purpose, then the Allottee/s shall be entitled to sell the said Apartment even during the construction stage to any person of own choice. The Promoter shall issue in his favor necessary No Objection Certificate to that effect and also shall co-operate the Allottee/s in that regard, provided i) the Allottee/s pays entire consideration amount to the Promoter before so selling the said Apartment, ii) the Allottee/s pays to the Promoter transfer charges solely determined by the Promoter and iii) the subsequent Allottee of the said Apartment absolutely consents to abide by all terms and condition of this Agreement for all purposes and unconditionally agrees to stand in the shoes of the Allottee/s. If the Allottee/s transfers / assigns the said Apartment in favour of the subsequent Allottee within stipulated period laid down by relevant law/s time being in force the Allottee/s /subsequent Allottee will be entitled to applicable discount, if any, by way of adjustment in the stamp duty payable on the transaction, subject to prevailing provisions of the Maharashtra Stamp Act, 1958.

- 27) The Allottee/s prior to the execution hereof has/have perused (a) all the documents under which the Owner /Consenting Party acquired the ownership rights in the said Larger Property, (b) all documents under which the Promoter acquired development rights over the said Larger Property and to sell the apartments constructed by the Promoter in the course of such development of the said Larger Property and (c) all the orders, permissions and/or sanctions granted by the diverse authorities for such development of the said Larger Property and are satisfied with the legality and adequacy of the same.
- 28) The Promoter hereby declares that as per the prevailing Development Control Regulation the total permissible FSI /TDR in respect of the said Larger Property is _____ Sq.Mtrs. It is hereby declared that at present the FSI /TDR of _____ Sq.Mtrs. is sanctioned by the local authority on the said Project and the Promoter shall submit plans for utilisation of _____ Sq.Mtrs. of FSI /TDR on the said Project with the local authority. Further, the Promoter hereby declares that the entire balance FSI /TDR in respect of the said Larger Property shall belongs to Promoter and to be utilised on the remaining buildings of the said Larger Property. The Allottee/s herein knowing well the above facts and having satisfied with the present and proposed sanction plan hereby tendered his/her/their express consent to the Promoter and no separate permission of the Allottee/s is required for the same.
- 29) If the Promoter plans to develop the balance land and/or property/ies adjacent to the said Property /Larger Property in future and sell for consideration the Apartments of the project of the balance land and/or adjacent property/ies,

the Promoter shall have right to utilize the amenities inter alia like, water, water lines, water tanks, internal roads, necessary easements, electricity, MSEDCL lines, drainage connections open space, gas bank / gas lines / reticulated gas supply system etc. of the said Project of the said Property /Larger Property for the proposed construction on the balance land and/or adjacent property/ies. The Allottee/s hereby gives their irrevocable consent to the Promoter for usage of the said amenities for construction on the balance land and/or adjacent property/ies and complete the construction of the adjacent Project/s. Further the Allottee/s shall not raise any complaint against the said development /construction activities on grounds of disturbance, nuisance et cetera.

- 30) The Conveyance of Title as envisaged under Real Estate (Regulation and Development) Act, 2016 and rules there under in respect of the said Apartment shall be as under:
- a) The said Project shall be known and called as **“HAPPINESS HUB – VARVE”**.
 - b) This Agreement shall always be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Maharashtra Co-operative Societies Act, 1960.
 - c) The nature of the body of apartment allottees in the said Building/s would be ‘Society’ as exclusively decided by the Promoter herein, under the provisions of the Maharashtra Co-operative Societies, Act 1960. The Allottee/s shall become member of the Society and shall co-operate the Promoter in that regard in all respect.
 - d) The Promoter and the Owner/Consenting Party shall submit their respective rights, title, interest, claims relating to the said Building/s to the provisions of the Maharashtra Co-operative Societies, Act 1960. There may be one Society for each building or one Society for clustered buildings. The conveyance to the Society/ies shall be of the structure of the building.

The Allottee/s shall give his No Objection if any change or modifications are made in draft bye laws of Society as may be required by concerned authority. The Allottee/s shall observe rules and regulations of the Society. The Allottee/s either individually or otherwise howsoever shall not be entitled to raise any objection/s of whatsoever nature in this behalf.

- e) If the Promoter decides to form more than one Society then, the Allottee/s agrees that: (i) The common areas and amenities/facilities/rights of ways et cetera as enlisted in the Annexure - G shall be enjoyed by all the Societies and members thereof jointly, unless the Promoter has provided the same exclusively in the concerned Deed of Conveyance, (ii) All the Societies of said Larger Property together shall form the 'Federation' for maintenance of the said common areas, amenities/facilities et cetera which are to be used by them in common or jointly with each other. (iii) The rules, regulations, bye laws et cetera of the said Federation shall be formulated by the secretaries and chairmen of all the Societies and the same shall be binding on all the Societies and all the Apartment holders of the buildings of said Larger Property, including the Allottee/s herein. The common areas, amenities/ facilities as enlisted in the Annexure - G shall be handed over to the federation to be formed of all the Societies of said Larger Property by the Promoter and accordingly the said federation shall maintain the same.
- f) The Promoter shall submit an application of registration of the federation of all the societies of said Larger Property within two months of obtaining the last occupancy /completion certificate of the last building to be constructed on the said Larger Property. After the formation of federation of all the societies the Promoter and the Owner/Consenting Party shall convey the said Property /Larger Property and said common areas, amenities/facilities as enlisted in the ANNEXURE – G in favour of the said federation. The cost of stamp duty and registration

fees and other incidental costs in this regard shall be borne by all the Allottees /societies /Federation.

- g) At the time of registration of conveyance of the said Property /Larger Property and said common areas, amenities /facilities as enlisted in the Annexure - G, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty, registration charges and all other incidental and legal expenses etc. (in addition if any already paid by the Allottee/s on this Agreement) payable, by the said societies /federation on such conveyance or any document or instrument of transfer in respect of the said Property /Larger Property and said common areas, amenities /facilities to be executed in favour of the said federation. However, in case the Allottee/s /societies /federation fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee/s /societies /federation authorises the Promoter to withhold the registration of conveyance deed of said Property /Larger Property and said common areas, amenities /facilities in favour of the said federation till the full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee/s /societies /federation.
- h) Further the common amenities enlisted in Annexure – G are to be enjoyed and shared with Apartment Allottees of other Society/ies of the said Larger Property and with Apartment Allottees of the adjacent property/ies developed by the Promoter herein or any of its sisters concern. The Allottee/s shall not take any objection of whatsoever nature in that regard.
- i) Notwithstanding whatever stated in this clause or elsewhere in the Agreement, the Promoter shall have discretion whether to form a Condominium under provisions of Maharashtra Apartment Ownership Act, 1970 and/or a Co-operative Housing Society under provisions of Maharashtra Co-operative Societies Act,

1960 in the said Project and cause the said conveyance accordingly.

- j) In case of Condominium formation under the provisions of Maharashtra Apartment Ownership Act 1970 on the said Larger Property, then each Apartment shall have undivided share in common areas and amenities/facilities of the building in the form of percentage, arrived at on the basis of value/area of the outer surface area of the given Apartment to the total area of all Apartments in the said building.
 - k) Under no circumstances, the Allottee/s shall be entitled to such conveyance, unless entire amount of total consideration or any other amounts of money payable under this Agreement or as may be otherwise agreed, by the Allottee/s either to the Promoter or to any other agencies or authorities are actually paid by the Allottee/s.
 - l) Notwithstanding anything contained anywhere in this Agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the said Project as **“HAPPINESS HUB – VARVE”** and the building/s will be denoted by letters or name **“A, F, G, H, I, J, K, L, M, O, P, Q & R”** or as decided by the Promoter and further erect or affix Promoter’s name board at suitable places as decided by the Promoter herein on the building/s and at the entrances of the said Project. The Allottee/s in the said Project / building/s or proposed organization are not entitled to change the aforesaid Project name and remove or alter Promoter’s name board in any circumstances. This condition is essential condition of this Agreement.
- 31) The Promoter shall give membership of the Society to the Allottee/s only on receiving entire consideration and other dues and deposits from him. Further, the Allottee/s herein along with other Allottees of Apartments in the said Building/s shall join in forming and registering the Society 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 Allottee/s, so as to enable the Promoter to register the common organisation of the allottees. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

- 32) The Allottee/s hereby expressly acknowledge and admit that some of the Apartments of this Project may not be sold at the time even after completion of construction or issuance of completion /occupation certificate by concerned Planning Authority in which case the Promoter shall have the privilege and right to sell/allot such Apartments to any person/s as per its discretion any time in future. The Allottee/s shall always extend requisite co-operation to the Promoter for giving membership of the Society to such a new Allottee/s and such membership will be given by accepting only membership fee and no other consideration. Since the Promoter is holding those unsold Apartments with the intention to sell out the same to intending Allottees, the Promoter shall not be liable to pay any maintenance charges of unsold Apartments to the Society/ies / Federation and it is only the new Allottees of the unsold Apartments who shall be liable to pay the maintenance charges after purchase of their respective Apartments. The Allottee/s has/have agreed to such an arrangement and he/she/they shall scrupulously follow the same forever. This condition shall also be binding on Allottee/s and the Society/ies /Federation to be formed as envisaged herein.
- 33) The Allottee/s shall on or before delivery of possession of the said Apartment keep deposited with the Promoter, the following amounts:-

- (i) Rs. _____ for share money, application entrance fee of the Society or Condominium or Limited Company/Federation/ Apex body.
- (ii) Rs. _____ for formation and registration of the Society or Condominium or Limited Company/Federation/ Apex body.
- (iii) Rs. _____ for proportionate share of taxes and other charges/levies in respect of the Society or Condominium or Limited Company/Federation/ Apex body.
- (iv) Rs. _____ for deposit towards Water, Gas, Electric, and other utility and services connection charges.
- (v) Rs. _____ for deposits of electrical receiving and Sub Station provided in Layout.
- (vi) The Allottee/s 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 Society or, condominium 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.
- (vii) Rs. _____/- (Rs. _____ only)
 (calculated @ the adhoc rate of Rs. ____ × carpet area *plus* balcony area *plus* sit-out area *plus* cupboard area (if any) of the said Apartment × 12) on account of twelve months maintenance charges payable within 15 days from the date of letter of offering possession of the said Apartment to meet the common expenses i.e. common taxes, fees, electricity charges, all AMCs, sanitary and other utility services, garden and other services and

amenities of the said Property /Larger Property and in the building/s standing thereon and the said Property /Larger Property including remuneration, salaries and wages of watchmen, supervisors, sweepers, gardeners and other persons that may be employed for the aforesaid purposes or any of them and in respect thereof and the Allottee/s shall not withhold any payment of the amount demanded by the Promoter under this clause on any ground whatsoever. The Allottee/s hereby admits that aforesaid amount of maintenance is only indicative amount and actual amount that may be demanded by the Promoter may differ. In case actual expense exceeds the estimate the Promoter / Society / Federation shall be entitled to demand additional amount towards such short fall.

- 34) The Allottee/s admit/s and confirm/s that he/she/they will be punctual for paying contribution of maintenance charges amount to Promoter or to the Society / Federation as the case may be. The Allottee/s shall not be entitled to any interest on sums so paid.
- 35) On conveyance as envisaged hereinabove, the above collected amounts shall be paid by the Promoter to the Society / Federation, as the case may be.
- 36) It is agreed and confirmed by and between the parties hereto that, the Promoter agreed to provide internal access road to the owner of the Gat no. 92 and 184, as a perpetual right of way /approaching road to Gat no. 92 and 184. All the Allottees of the buildings of said Larger Property including the Allottee/s herein and the body/ies of apartment allottees /apex body /federation to be formed in said Larger Property shall not obstruct the said right provided to the owner of Gat no. 92 and 184 and shall cooperate /coordinate with Promoter in this regard;
- 37) The Allottee/s , if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999,

Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition / sale / transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee/s understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he / she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time. The Promoter accepts no responsibility in this regard. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment / remittances on behalf of any Allottee/s and such third party shall not have any right in the application / allotment of the said Apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee/s only.

- 38) As agreed herein between the parties, for the convenience of Allottee/s and/or Promoter and for better understanding, the Apartment number given to the said Apartment shall be of three or four digits, first one or two digits will denote floor of the Building/Wing and last digit/s will denote the Apartment number.
- 39) It is explicitly and irrevocably agreed, by the Allottee/s that this purchase by the Allottee/s is as Joint Tenants and not

Tenants in common. Hence, in the event of death of any of the Allottee/s on receipt of intimation thereof with required evidencing documents, by the Joint Allottee, the name of such deceased Allottee/s shall be deleted and the ownership shall completely vest exclusively with Joint Allottee/s and to exclusion of any other heirs of such deceased Allottee/s. However it is explicitly made clear that if any claimant other than the executants in this Agreement claims, rights, title and interest in the said Apartment then it is the sole responsibility of the remaining Co-Allottees to settle dispute/disagreement in respect of this covenant and same has to be settled at the cost of the remaining Co-Allottees. The Promoter is not responsible in any manner whatsoever for cost & consequence.

- 40) Any delay tolerated, indulgence shown by the Promoter in enforcing the terms of this Agreement or for any forbearance or giving of time to the Allottee/s by the Promoter shall not be considered or construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.
- 41) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said Property and Building/s or any part thereof. The Allottee/s 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 conveyance as envisaged hereinabove.
- 42) The Allottee/s shall not any time demand partition of his/her/their interest in the said Apartment and/or in the said Property/ Building/s prior to the conveyance as envisaged herein and it is hereby agreed and declared that the interests of the Allottee/s in the said Apartment and/or in the said Property and in the said Building/s are impartible and it is agreed that the Promoter shall not be

liable to execute and/or cause to be executed any conveyance or any other document in respect of the said Apartment in favor of the Allottee/s except as is herein expressly provided.

- 43) All direct and indirect taxes as imposed/ to be imposed by the government, semi-government, local authorities, any statutory body, et cetera in respect of the said Property / Building/s / said Larger Property and/ or the said Apartment and/ or this Agreement and/ or this transaction shall be borne and paid exclusively by the Allottee/s. The Allottee/s hereby undertake to indemnify and keep the Promoter indemnified all the time and keep the Promoter harmless from all losses that may be suffered by the Promoter on account of non-payment and/ or delayed payment inter alia of maintenance charges, contributions, taxes, levies, outgoings et cetera and other defaults, or any breach of terms and conditions of this Agreement on part of the Allottee/s.
- 44) By reasons of any judgment of court of law or amendment to the constitution or enactment or amendment of any other Central or State Laws at present in force or under law(s) that may come in force in future, if the transaction under this Agreement is held liable now or any time in future, to taxes such as GST (Goods and Services Tax), Sales Tax, Service tax, Value Added Tax, Works Contract Tax et cetera under concerned Acts/ Rules/ Legislations et cetera, as a sale or otherwise, either wholly or in part any inputs or material or equipments used or supplied in execution or in connection with this transaction, such taxes shall be exclusively payable by the Allottee/s on demand at any time without rendering either the Promoter and/or the Owner /Consenting Party liable in this behalf in any manner whatsoever. In such an event the Promoter shall have the right to recover/ collect, such tax(es), duties by the Allottee/s.
- 45) The Promoter hereby clarifies that it has withdrawn all its advertisements and brochures et cetera in respect of the said Project published prior to 01.05.2017 and the same are not in use since then; and the Allottee/s hereby acknowledges the same. The Allottee/s further hereby

admit and confirms that he has relied only on the advertisements and brochures et cetera in respect of the said Project published by the Promoter only after 01.05.2017.

- 46) The Allottee/s hereby agrees that till the management of the said Building/s of the said Project is handed over to all the Allottees participating in the said Project, the Promoter shall be entitled to look after day to day maintenance of the said Building/s to be constructed on the said Property. The Allottee/s hereby agrees to authorize the Promoter to act as a chief promoter/designated authority of the said Project, open bank account in the name of the said Project and operate the same through nominees in capacity of chief promoter/designated authority, to demand and receive amount of contribution from all the Allottees including Allottee/s herein for a period of twelve months from now and also for such further period thereafter till the entire charge of maintenance activities of the said Project is handed over to the Society / Federation, deposit the contribution amount in the bank account, to spend and apply the amount so collected from all the Allottees for maintenance, housekeeping and essential common areas and amenities/facilities/utilities and such other purposes the Promoter thinks proper from time to time, to keep accounts of the amounts spent for maintenance, to carry on all the above activities even after lapse of twelve months from now till Promoter hands over entire charge of maintenance of the said Property / Building/s /Project to the Society /Federation as the case may be. The Allottee/s hereby agrees to pay the Promoter on demand additional amount payable of contribution after lapse of said twelve months till the Promoter hands over the entire charge of the said Project to the Society / Federation.
- 47) For the purpose of this transaction the Promoter has relied on the representations of the Allottee/s that the amount of total consideration in respect of the said Apartment payable by the Allottee/s to the Promoter or portion thereof is not originated from any proceeds of crime as envisaged under the provisions of Prevention of Money-Laundering Act, 2002 / Benami Transactions (Prohibition)

Amended Act, 2016 amended up-to-date, and rules thereunder.

- 48) The Allottee/s has willingly participated in the said Project of the Promoter and Allottee/s shall pay to the Promoter the agreed total consideration and other deposits or outgoings punctually and diligently. The Allottee/s hereby indemnify the Promoter from all losses that may be incurred by the Promoter on account of such non/delayed payment and Allottee/s hereby indemnify to keep the Promoter harmless and free from such losses.
- 49) The Promoter shall not be responsible for the consequences arising out of change in law or change in Municipal and other law, rules, regulations etc.
- 50) All notices to be served on the Allottee/s in connection with this Agreement shall be deemed to have been duly served on the Allottee/s if sent to any one of the Allottee/s by Registered Post/ Speed Post / E-mail at following address:

Name & Address of Allottee/s :-

Notified Email ID:_____

- 51) All notices to be served on the Promoter in connection with this Agreement shall be deemed to have been duly served on the Promoter if sent by Registered Post/ Speed Post at their following address:

Name of Promoter:

Paranjape Schemes (Construction) Ltd.
PSC House, CTS No. 111+111/2,
Anand Colony, off Prabhat Road,
Pune: 411 004.

Notified Email ID: _____

- 52) It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be. Further, that in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee/s 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 Allottee/s.
- 53) The Allottee/s shall pay adequate stamp duty, registration charges and present this Agreement as well as the final conveyance or any document if in the form of Deed of Apartment at the proper registration office within the time limit prescribed by the Registration Act and the Allottee/s and the Promoter shall attend such office and admit execution thereof.
- 54) Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Schedule /Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in

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

- 55) The Allottee/s and/or the Society/ Federation formed and/or to be formed as envisaged under this Agreement, shall follow and comply *inter alia* all rules, regulations, conditions, etc. as applicable, imposed by all the laws, statutes, boards and policies, inter alia such as i) Water (Prevention and Control of Pollution) Act 1974, ii) Air (Prevention and Control of Pollution) Act 1981, iii) Environment (Prevention and Control of Pollution) Act 1986, iv) H.W. (M & H) Rules, v) Maharashtra Pollution Control Board, vi) Public Liability (Insurance) Act, 1991, vii) Maharashtra Regional and Town Planning Act, 1966, viii) Maharashtra Land Revenue Code ix) DC Rules, and all concerned laws applicable for time being in force etc. and notifications, circulars thereunder, published by concerned government authorities /departments. Provided further that where the Promoter is required to carry out certain obligations under any of the aforesaid Acts the Allottee/s and/or the Society /Federation formed and/or to be formed as envisaged under this Agreement, shall co-operate and compensate the Promoter against the expenses as may incurred by the Promoter for such compliance.
- 56) Provided that any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS), as may be required under the present Income Tax Act, 1961, under section 194IA, read together with the Income Tax Rules, 1962, as per present prevailing law or such other Acts that may be introduced or substituted for the Income Tax Act, 1961 whether called the Direct Tax code or by such other name, to govern the deduction and payment of the TDS in respect of purchase of Immoveable property, while making any payment to the Promoter under this Agreement shall be acknowledged / credited by the Promoter to the account of the Allottee/s, only upon Allottee/s submitting the Original certificate, evidencing deduction and payment of such tax deducted at source as may be prescribed by the Law and rules governing the

deduction of TDS, presently Income Tax Act, 1961 and the Income Tax Rules, 1962. Further such credit shall be subject to, confirmation of the amount so deducted reflecting in the TDS/Tax credit account of the Promoter, presently reflected in form 26AS as prescribed under the present prevailing laws or such other forms/certificates that may be prescribed in future to acknowledge credit of taxes paid or deducted on behalf of the Promoter on the website of the Income tax Department or of any agency so appointed by the Income tax department or relevant authorities as the case may be to manage, govern or regulate the collection and deduction of Income tax. Provided further that at the time of handing over the possession of the said Apartment if any such certificate(s) has not been produced or submitted by the Allottee/s to the Promoter, the Allottee/s shall pay/deposit an equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee/s producing such certificate(s) within 4 months of taking possession of said Apartment. Provided further that in case the Allottee/s fails to produce such certificate(s) within the stipulated period of the 4 months, the Promoter shall be entitled to appropriate the said Deposit against the sum(s)/dues receivable from the Allottee/s.

- 57) Promoter hereby informs that as per DC Rules, the local authority or sanctioning authority granted various sanctions with respect to the bedroom, puja room, study room etc. However it is not incumbent on the Allottee/s to continue the same use but Allottee/s may use the sanctioned rooms as per suitable requirement.
- 58) In case the Allottee/s mortgages the said Apartment to any financial institution it shall be sole responsibility of the Allottee/s herein to handover the original Agreement or any document if in the form of Deed of Apartment of the said Apartment as and when executed and registered to the financial institution. The Allottee/s agrees to do so without holding the Promoter responsible for the same and not to deal with the said Apartment without prior permission and consent of the financial institution during pendency of the charge.

- 59) The Promoter shall before handing over possession of the said Apartment to the Allottee/s and in any event before execution of a conveyance make full and true disclosure of the nature of his title to the said Larger Property as well as encumbrances, if any including any right, title, interest or claim of any party in or over the said Larger Property /Building/s and shall as far as practicable, ensure that the said Property /Larger Property /Building/s is/are free from all encumbrances and that the Owner/Consenting Party /Promoter have absolute, clear and marketable title to the said Property /Larger Property /Building/s so as to enable him/them to convey the same to the ultimate Allottee/s.
- 60) 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.
- 61) 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 said Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes. Further, the Allottee/s agree that they shall not object to any easement rights that need to be given to any person in and around the said Project and shall neither object to any such proceedings of land acquisition undertaken by the a government agency including any compensation / benefit given to the Promoter in turn for which no conveyance has occurred to the ultimate body of apartment allottees expressly stated in this Agreement and for which no consideration is specially dispensed by the Allottee/s to the Promoter for the same; save and except his right to enjoy and use the Apartment purchased by him and any other rights given by the Promoter to the Allottee/s for which consideration has been dispensed.

- 62) 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.
- 63) Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottees in said Project, the same shall be in proportion to the carpet area *plus* balcony area *plus* sit-out area *plus* cupboard area (if any) of the said Apartment to the total carpet area *plus* total balcony area *plus* total sit-out area *plus* total cupboard area (if any) of all the Apartments of the said Project, such area is called as Sharing area.
- 64) 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.
- 65) The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s herein. After the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

- 66) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 67) 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 ‘Pune Courts’ will have the jurisdiction for this Agreement.
- 68) This Agreement may only be amended through written consent of the Parties.
- 69) The Search Report, Title opinion, all orders issued by concerned authorities and contents of all previous documents forms the part and parcel of this Agreement and same is binding upon all the Allottees including the Allottee/s herein.
- 70) The Promoter has handed over Search Report and Title Opinion to the Allottee/s separately as per provisions of the said Act, and the contents of the said Search Report forms part and parcel of this Agreement.
- 71) A photo copy of the board resolution in respect of the appointment of the Authorised Signatory is annexed and marked as **ANNEXURE-K**.
- 72) The cost of Stamp Duty, Registration fees and other incidental and ancillary cost in respect of this Agreement have been as agreed, exclusively borne and paid by the Allottee/s.

0-0-0-0-0

STAMP DUTY CALCULATION

- 1) Location - Varve (Khurd)
- 2) Entry No. - _____

- 3) Type of premises and No. – Apartment No. _____
(Flat / Shop / Office)
- 4) Building/Wing _____
- 5) Total Floors of Building/Wing - _____
- 6) Lift is provided or not - Yes
- 7) Floor of the said Apartment - _____
- 8) Carpet Area of the said _____ Sq. Mtrs.
Apartment -
- 9) Enclosed Balcony Area _____ Sq.Mtrs./ _____ Sq.Ft.
- 10) Sit-Out Area _____ Sq.Mtrs./ _____ Sq.Ft.
- 11) Cupboard Area _____ Sq.Mtrs./ _____ Sq.Ft.
- 12) Dry Balcony Area _____ Sq.Mtrs./ _____ Sq.Ft.
- 13) Terrace Area -
Attached - _____ Sq. Mtrs.
Overhead - _____ Sq. Mtrs.
- 14) _____ Covered Car Park _____ Sq. Mtrs.
Area
- 15) Rate for said Apartment as Rs. _____ per Sq. Mtrs.+ _____%
prescribed by the Govt -
- 16) Rate for Enclosed Balcony as Rs. _____ per Sq.Mtr.
prescribed by the Govt. -
- 17) Rate for Sit-out as prescribed Rs. _____ per Sq.Mtr.
by the Govt. -
- 18) Rate for Cupboard as Rs. _____ per Sq.Mtr.
prescribed by the Govt. -

- 19) Rate for Dry Balcony as Rs. _____ per Sq.Mtr.
prescribed by the Govt.
- 20) Rate for Attached Terrace as Rs. _____ per Sq.Mtr.
prescribed by the Govt -
- 21) Rate for Overhead Terrace as Rs. _____ per Sq.Mtr.
prescribed by the Govt -
- 22) Rate for One Covered Rs. _____ per Sq.Mtr.
Car Parking as prescribed by
the Govt -
- 23) Value of the said Apartment Rs. _____
as per rate prescribed by the
Govt -
- 24) Value of the Enclosed Rs. _____
Balcony as per rate
prescribed by the Govt. -
- 25) Value of the Sit-out as per Rs. _____
rate prescribed by the Govt. -
- 26) Value of the Cupboard as per Rs. _____
rate prescribed by the Govt. -
- 27) Value of the Dry Balcony as Rs. _____
per rate prescribed by the
Govt. -
- 28) Value of the Attached Rs. _____
Terrace as per rate
prescribed by the Govt -
- 29) Value of the Overhead Rs. _____
Terrace as per rate
prescribed by the Govt -
- 30) Value of the _____ Rs. _____

Covered Car Parking/s as per
rate prescribed by the Govt -

- 31) Total Value of the said Rs. _____
Apartment including Terrace
/Enclosed Balcony /Sit-out
/Dry balcony /Cupboard
/_____ Covered Car
Parking/s as per rate
prescribed by the Govt. -
- 32) Total Consideration as per Rs. _____
Agreement -
- 33) Stamp Duty paid on - Rs. _____
- 34) Stamp Duty amount - Rs. _____

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SCHEDULE – I

(Description of the said Entire Property)

All that piece and parcel of agricultural properties bearing (i) Gat No.94, Hissa No.1 admeasuring about 00 Hectare 10 Ares, (ii) Gat No.94, Hissa No.2, admeasuring 06 Hectare 08 Are out of total area admeasuring 06 Hectare 18 (iii) Gat No.96 Hissa No.1 admeasuring about 02 Hectare 00 Ares, (iv) Gat No.96, Hissa No.2, admeasuring 00 Hectare 46 Ares, (v) Gat No.97, Hissa No.1, admeasuring about 00 Hectares 05 Ares (vi) Gat No.97, Hissa No.2, ademeasuring about 00 Hectare 03 Ares, collectively admeasuring 08 Hectare 72 Ares situated at village Varve (khurd), Tal. Bhore, Dist. Pune within limits of Jilha Parishad, Panchayat Samiti Bhore and within limits of Sub Registrar of District Pune and Sub Registrar, Bhore collectively bounded as under :-

East	:	By Gat No.91,
South	:	By Gat No.92, 93, 95 of Varve (Khurd) and Gat No.184/1(part) of Varve (Budruk),

West : By Pune-Satara Road-Highway,

North : By Gat No.98 to 107 of
Varve(Khurd).

Together with all appurtenances and easement thereto along with right of way of 18 mtr. wide road passing through Gat No.184/2 situated at Varve (Budruk) And the bore well situated at Gat No.96/2.

SCHEDULE – II

(Description of the said Larger Property)

All that piece and parcel of agricultural properties bearing (i) Gat No.94, Hissa No.1 admeasuring about 00 Hectare 10 Ares, (ii) Gat No.94, Hissa No.2, admeasuring 04 Hectare 18 Are out of total area admeasuring 06 Hectare 18 (iii) Gat No.96 Hissa No.1 admeasuring about 02 Hectare 00 Ares, (iv) Gat No.96, Hissa No.2, admeasuring 00 Hectare 46 Ares, (v) Gat No.97, Hissa No.1, admeasuring about 00 Hectares 05 Ares (vi) Gat No.97, Hissa No.2, admeasuring about 00 Hectare 03 Ares, collectively admeasuring 06 Hectare 82 Ares carved out of the said Entire Property more particularly described in the Schedule –I above, situated at village Varve (khurd), Tal. Bhor, Dist. Pune within limits of Jilha Parishad, Panchayat Samiti Bhor and within limits of Sub Registrar of District Pune and Sub Registrar, Bhor collectively bounded as under :-

East : By Gat No.91,

South : By Gat No.92, 93, 95 of Varve
(Khurd) and Gat No.184/1(part)
of Varve (Budruk),

West : By Pune-Satara Road-Highway,

North : By Gat No.98 to 107 of
Varve(Khurd).

Together with all appurtenances and easement thereto along with right of way of 18 mtr. wide road passing through Gat No.184/2 situated at Varve (Budruk) And the bore well situated at Gat No.96/2.

SCHEDULE – III
(Description of the said Property)

All that piece and parcel of land admeasuring about 49929.10 Sq. Mtrs. carved out of the said Larger Property more particularly described in the Schedule –II above, situated at village Varve (khurd), Tal. Bhore, Dist. Pune within limits of Jilha Parishad, Panchayat Samiti Bhore and within limits of Sub Registrar of District Pune and Sub Registrar, Bhore collectively bounded as under :-

East	: By Gat no. 92 & Partly Future Development on the Project
South	: By Gat no – 93, 95 and Gat no 184(P)
West	: By Pune Satara Road – Highway & Partly Future Development on the Project
North	: By Gat no 98 to 106.

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IN WITNESS WHEREOF, THE PARTY HERETO HAVE EXECUTED THIS AGREEMENT ON THE DATE AND AT THE PLACE HEREIN BEFORE FIRST MENTIONED

SIGNED AND DELIVERED by within named
‘Promoter’ i.e. Paranjape Schemes
(Construction) Ltd., through its Authorised
Signatory_____,
the party of the First Part,

SIGNED AND DELIVERED by within named
'Allottee/s',

1. Mr./Mrs. _____

2. Mr./Mrs. _____

3. Mr./Mrs. _____

4. Mr./Mrs. _____

of Apartment No. _____ of _____ Floor
of _____ Wing/Building of
'Happiness Hub – Varve' Project, the party
of the Second Part,

SIGNED AND DELIVERED by within named
'Owner/Consenting Party' Mrs. Varsha
Shrikant Paranjape & Others through Power
of Attorney holder Paranjape Schemes
(Construction) Ltd., through its Authorised
Signatory _____
the party of the Third Part,

In presence of
Witnesses:-

1)

2)

Varsha
AUTHORISED SIGNATORY