

AGREEMENT FOR SALE

This Agreement made at _____ this _____ day of _____
in the year 2018 .

BETWEEN

VENKATESHWARA CONSTRUCTIONS

(PAN NO. _____)

a registered Partnership Firm having its
Office at Shop No.C-103 , Ground Floor ,
Mega Center , Hadapsar , Pune 411028
Through its Partners-

Through its Partner

1.Mrs.Vidya Umesh Harpale

Age- 43 years , Occupation – Business & Agriculturist ,
R/at- Near Power House , Fursungi , Tal- Haveli , Dist- Pune

2.Mrs. Sadhana Nilesh Gaikwad

Age- 32 years , Occupation – Business ,
R/at- Keshavnagar , Mundhawa , Pune 411036

Hereinafter referred to as "**the Promoters**" (Which expression shall, unless repugnant to the context or meaning thereof, mean and include the said Firm, its present & future partners, their respective heirs, executors, administrators and assigns)

.....of the One Part

AND

MR. _____

Age : _____ Yrs , Occ : _____ ,

PAN NO. _____

R/at- _____

Hereinafter referred to as "**the Allottee**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include the Purchaser alone and permitted nominee / assigns but in case of death of Allottee the said expression shall mean and include his/her/their heir/s executor/s and administrator/s and assigns)

.....of the Other Part

AND

1)Mr.Eknath Maliba Beldare 2) Mrs.Subhadrabai Eknath Beldare 3) Mr.Jitendra Eknath Beldare 4) Mr.Bharat Eknath Beldare 5) Mr.Nanasaheb Eknath Beldare 6) Mr. Rajendra Pandharinath Beldare 7) Ku.Shubham Rajendra Beldare 8) Mrs.Kalpana Rajendra Beldare & M/S JAI CONSTRUCTIONS & DEVELOPERS Through its Partner 1)Mr.Eknath Maliba Beldare 2) Mrs.Subhadrabai Eknath Beldare 3) Mr.Jitendra Eknath Beldare 4) Mr.Bharat Eknath Beldare 5) Mr.Nanasaheb Eknath Beldare 6) Mr. Rajendra Pandharinath Beldare 7) Mrs.Kalpana Rajendra Beldare & _____ Through Power of Attorney Holder **VENKATESHWARA CONSTRUCTIONS** (PAN NO. _____) a registered Partnership Firm having its Office at Flat No.C-103 , Ground Floor , Mega Center , Hadapsar , Pune 411028 Through its Partners- **Through its Partner 1.Mrs. Vidya Umesh Harpale** Age- 43 years , Occupation – Business , R/at- Near Power House , Fursungi , Tal- Haveli , Dist- Pune **2.Mrs.Sadhana Nilesh Gaikwad** Age- 32 years , Occupation – Business , R/at-Keshavnagar , Mundhawa , Pune veli , Dist- Pune

Hereinafter referred to as, "**The Vendor/ Consenting Party / Co-Promoters**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, attorney holder or administrators and assigns etc.)

..... of the Third Part

WHEREAS , all those pieces and parcels of land bearing **Survey No. 46/9** , area admeasuring 00 He. 50 Aar + Pot Kharaba 00 He.03 Aar i.e total area admeasuring 00 He. 53 Aar, assessed Rs. 02 Ps 16 , out of land Area admeasuring of 00 He. 36 Aar situated at village **Ambegaon Budruk** , Pune and within the local limits of Pune Municipal Corporation & within the Jurisdiction of Sub – Registrar Haveli No. I to XXVII , District Pune . The said landed property area admeasuring 00 He. 36 Aar (Which are more particularly described in the schedule written herein below & hereinafter referred to as **THE SAID PROPERTY**) are owned by 1)**Mr.Eknath Maliba Beldare** 2) **Mrs.Subhadrabai Eknath Beldare** 3) **Mr.Jitendra Eknath Beldare** 4) **Mr.Bharat Eknath Beldare** 5) **Mr.Nanasaheb Eknath Beldare** 6) **Mr. Rajendra Pandharinath Beldare** 7) **Ku.Shubham Rajendra Beldare** 8) **Mrs.Kalpana Rajendra Beldare**

AND WHEREAS , the 1)**Mr.Eknath Maliba Beldare** 2) **Mrs.Subhadrabai Eknath Beldare** 3) **Mr.Jitendra Eknath Beldare** 4) **Mr.Bharat Eknath Beldare** 5) **Mr.Nanasaheb Eknath Beldare** 6) **Mr. Rajendra Pandharinath Beldare** 7) **Ku.Shubham Rajendra Beldare** 8) **Mrs.Kalpana Rajendra Beldare** are the original owners of the said property assign their rights in favour of Promoters – Builders i.e. **VENKATESHWARA CONSTRUCTIONS Through its Partner 1) Mrs. Vidya Umesh Harpale 2) Mrs. Sadhana Nilesh Gaikwad** for development of the said plot and the said Development Agreement (Joint Venture) and Power of Attorney are registered in the office of Sub registrar of Haveli No. XIV at Sr.No. 11746/2017 & 11747/2017 respectively dated 30/12/2017 . Therefore the Promoters-Builders –Owners has acquired the rights , title and interest to develop the said land more particularly described in the Schedule - I written hereunder .

And Whereas, the Consenting Party have appointed the party of the First Part as the Promoters/Promoters and builders to carry out the construction and development of the said property and authorized and empowered to sell the Flat s / Flat / Office / Parking / Terraces / Tenements / Garden / Godowns / Amenity Space Building etc. to proposed purchaser(s) in accordance with the terms and conditions contained in the aforesaid Development Agreements.

And Whereas, by virtue of the Joint Venture Agreement for Development(s) the promoters alone have full and exclusive rights to sell / lease / license the Flat / Flat / Office / Parking / Terraces / Tenements / Garden / Godowns / Amenity Space Building etc. in the said building(s) to be constructed by the promoters on the said property and to enter into agreements with the proposed purchasers of the Flat s / Flat / Office / Parking / Terraces / Tenements / Garden / Godowns / Amenity Space Building etc. and receive the consideration amount in respect thereof.

And Whereas, as per above said Agreement for Development/s & Power of Attorney/s **VENKATESHWARA CONSTRUCTIONS** have acquired sole and exclusive right to construct and allot / sell, Flat / Amenity Space / Parking area etc. in the said building to be constructed or being constructed on the said land and to enter into an agreement/s with the prospective Purchaser/s of the units and to receive the sale price thereof.

And Whereas, the promoters has prepared layout & building plans over the said property and submitted to the Collector Pune under the Provision of MRTP Act 1966 and Collector Pune forwarded the plan to Asst. Director Pune for technical approval to the additional collector , Pune (Non Agri .) has granted N.A permission in respect of the said land **vide order No. PRH/NA/SR/46/2008 Dated 11/02/2008** approved the plan for an area admeasuring **3262.60** Square Mtrs. out of **Gat No.645** For & permitted to construct consisting of Wing Nos. "___" comprising of Parking + _____10 Upper Floors & "_____" comprising of Parking + _____12 Upper Floors & Club House in open space comprising of Ground + 1st Floor, the Promoter has commenced the construction of the Residential Building/s of the project known as the "**VENKATESHWARA PEARL**" consisting comprising of Wing Nos. "A" & "B", on the said land as per the plan sanctioned by the Competent Authority (hereinafter referred to as the said Building/s)..

AND WHEREAS , the Pune Municipal Corporation has granted building permission and sanctioned the aforesaid building plans vide Commencement Certificate bearing no. CC/2332/2007 dated 31/10/2007 issued by Pune Municipal Corporation and that given permission to the construct proposed building or wings – A.B.C at above mentioned captioned property as per sanctioned Plan and thereafter revised Commencement Certificate bearing no.CC/695/2009 dated 29/05/2009.

AND WHEREAS , the said Completed the said building structure as per plan and then the Pune Municipal Corporation issued **Completion Certificate No. No. OCC/0972/2015 , Dated -30/10/2015**

And Whereas the Promoter is in possession of the project land.

And Whereas the Promoter has proposed to construct on the project land as the "**SILVER DREAMS**" consisting Building No. I comprising of Wing Nos. "A" & "B", on the said land described in **First Schedule** written hereinunder as per the plans of layout as approved by the concerned local authority i.e. the Competent Authority established under the MRTP Act 1966 and which plans are more particularly annexed hereto as **Annexure - "C-1 & C-2"**.

And Whereas the Allottee is offered an Apartment bearing _____on the _____th floor, (herein after referred to as the said "Apartment") in the, **Wing No. "___"** (herein after referred to as the said "Building") being constructed in the "**SILVER DREAMS** " of the said project, by the Promoter;

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

And Whereas the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at No._____ authenticated copy is attached in **Annexure 'F'**;

And Whereas the Promoter has appointed a **Structural Engineer MR.PANKAJ ZAVRE** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

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

And Whereas on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the **Promoter's Architects MR.SANKALPAN** as an Architect, Registered with the Council of Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

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

And Whereas the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

And Whereas the authenticated copies of the plans / First Plan of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2**,

And Whereas the copy of the proposed layout plan and the proposed wings / building / phase / wing plan showing future proposed development as disclosed by the Promoter in his registration Report the RERA Authority and further disclosure on Website as mandated by the Promoter have been annexed hereto and marked as **Annexure C-2A**;

And Whereas the clear block plan showing the project (Phase / Wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the Allottee is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement the project in which the units stated and Allottee is intend to purchase and the Allottee shall have the right to claim the same is marked herewith as **Schedule B**;

And Whereas the authenticated copies of the **Plans and Specifications** of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**

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

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

And Whereas the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

And Whereas the Promoter has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter while constructing / developing the said project has accordingly commenced construction / development of the same.

And Whereas the Allottee has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plan by the respective competent authority and have further confirmed that all such conditions shall be bound and abided by the Allottee strictly.

And Whereas the Allottee on confirmation of accepting all the conditions of sanctioned plans by competent authority has further stated that if any condition that has been imposed on the said project / building / phase / wing which are contrary to the prevalent laws, rules / regulations under which sanctioned plans have been given shall be binding on the Allottee and that the Allottee shall not hold the Promoter responsible for such contrary conditions.

And Whereas the Allottee has independently made himself aware about the specifications provided by the Promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings.

And Whereas the Allottee has been shown the conditions of the contracts with the Vendors / Contractors / Manufacturers and workmanship and quality stands of product of fittings and fixtures as agreed between the Promoter and the Vendor and independently verifying the same the Allottee has not agreed to the same as conditions mentioned in these contracts and that the Allottee agrees to abide by the same failure of which shall absolve the Promoter to that extent.

And Whereas the Allottee has applied to the Promoter for allotment of an Apartment No. _____ having Carpet Area of _____ Sq. Mtrs. i.e. _____ Sq. Ft. + Sanctioned Enclosed Balcony having an area of _____ Sq. Mtrs. i.e. _____ Sq. Ft., Type 1BHK and exclusive Terrace area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts. and Dry Balcony Area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts. on _____ th Floor in, Wing No. "A" situated in the building being constructed in the " **VENKATESHWARA PEARL** " Project.

And Whereas the carpet area of the said Apartment is _____ Sq. Mtrs. and "carpet area" means the **net usable floor area** of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. Exclusive Enclosed Balcony having an area of _____ Sq. Mtrs which is an area sanctioned by the respective authority as an enclosed useable area of the Said Apartment

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

And whereas, prior to the execution of these presents the Allottee has paid to the Promoter a sum of (i) Rs. _____/- (**Rupees _____ Only**) by Cheque No. _____ dated _____ drawn on _____ Bank, Branch _____, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

And Whereas, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. _____.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking (if applicable)

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

1. The Promoter shall construct the said building/s **consisting comprising of Wing Nos. "A" & "B"**, on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

- 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment No. _____ having Carpet Area of _____ Sq. Mtrs. i.e. _____ Sq. Ft. + Sanctioned Enclosed Balcony having an area of _____ Sq. Mtrs. i.e. _____ Sq Ft., Type 1BHK** and exclusive Terrace area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts. and Dry Balcony Area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts. on _____ th Floor in, Wing No. "A" situated in Project " **VENKATESHWARA PEARL** " (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked **Annexure C-1 and C-2** for the Total consideration of **Rs. _____,000/- (Rupees _____ Only)** including one Reserved Covered car parking and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the **Common Areas and Facilities** which are more particularly described in the **Second Schedule** annexed herewith and excluding Government taxes and as per GST Rules GST will be charged 12% of the total considered Value of the said Flat out of which 6% will be paid by the customer & 6% will be paid by the promoters as part of the credit benefit pass to the said customers if there is any rise in the GST in future then the difference will be Bourne by the customers.
- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos **Not Allotted** situated at Nil Basement and/or stilt and /or Nil podium being constructed in the layout for the consideration of **Rs. Nil/-**
- 1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs _____,000/- (Rupees _____ only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. _____ 000/- (Rupees _____ only)** and **total aggregate consideration has to be paid as mentioned in para no. 1.a(i) in the following manner :-**

SR.NO	PARTICULARS	Percentage (%)
I	At the time of Booking of the said Flat /apartment	10%
II	At the time of Execution of Agreement to sale	20%
III	At the time of completion of the Plinth of the building or wing in which the said Apartment is located.	15%

IV	At the time of completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.	25%
V	At the time of completion of the walls, internal plaster, floorings doors and windows of the said Apartment.	5%
VI	At the time of completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.	5%
VII	At the time of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..	5%
VIII	At the time of completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located	10%
ix	Balance Amount against the said Flat at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.	5%
	Total	100%

- 1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax replaced with GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.
- 1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ No% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess

amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter prorate as agreed in Clause 1(a) of this Agreement.

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

Note: Each of the installments mentioned in the sub clause (ii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building /wing and the same is attached as **Annexure-H**.

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

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

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **3600** square meters only and Promoter has planned to utilize Floor Space Index of **3762.60 Sq. Mtrs.** by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **Sq. Mtrs.** as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned

local authority and other outgoings) and on the Allottee committing any three defaults of payment of installments, the Promoter shall at his own option, **may terminate** this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages i.e. interest paid by the Promoter to the Project Banker / Financial Institution for the project finance or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

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

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

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

- (i) war, civil commotion or act of God ;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Delay in issuing the Occupancy / Completion Certificate on the part of appropriate Planning Authority even though the promoter has completed the project/phase and submitted to the competent authority for obtaining completion certificate.

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

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

7.3 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Subject to the condition provided in Clause No. 14(iii) if within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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

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

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

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

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and

the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter monthly provisional contribution of Rs. _____/- towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposit the one time one year advance Maintenance Amount as decided at the time of booking and the maintenance expenditure will start from the First Possession of the said Apartment.

11. The Allottee shall pay to the Promoter or his legal advisor / attorney a amount as agreed by both parties for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent

authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
- xii. The Allottee/s is/are aware that water is available through natural resources and which is made available to the citizen by the concerned local authority i.e. Municipal Corporation / Grampanchayat or any other like authority established under the law. There is a shortage / shortfall for providing the water and due to certain restrictions local authority (Municipal Council / Grampanchayat) may not be able to supply adequate drinking & potable water throughout the year. In that case until the conveyance of the respective building / wing and subject to Clause No. 10(v) hereinabove, the Promoter will help the unit Allottee/s and their organization for providing required quantity of water by purchasing the same from the market as per availability. However all cost thereto shall be borne by the respective Allottee/s and their organization and Promoter shall not be liable to bear the cost for providing water to the building/s. The Water Supply will be common for the entire Building / Phase / Society & which will be distributed by the society to the unit Purchaser/s. The individual unit Purchaser/s shall not be provided with independent water connection. However same shall be obtained through the common water storage available through overhead water tanks in the respective building. In this respect the role of the Promoter shall be of giving required help and making adequate arrangements. It is further clarified that the Promoter is helping to provide the water and same will be made available through prepaid water meter facility and the cost of such prepaid water meter & water charges shall be borne by each unit Allottee/s and/or society as per actual.

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

- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority including but not limited to the claims made by the adjoining Allottees or Allottees on the Upper & Lower Floor for damages cause due to internal repairs and resulting into any damage as provided in Clause No. 14(iv) mentioned hereinunder.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company and any breach and violation by the Allottee/s or any person acting on behalf of the Allottee/s in this regard the defect liability as contemplated under Clause No. 7.4 of this Agreement mentioned hereinabove the Promoter or any such person working under the Promoter by whatever name called shall not be liable for any amount of compensation or reimbursement for damages or expenses cause to be incurred by the Allottee.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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

16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time

being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

17. BINDING EFFECT

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

18. ENTIRE AGREEMENT

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

19. RIGHT TO AMEND

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

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

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

21. SEVERABILITY

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

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

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

23. FURTHER ASSURANCES

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

24. PLACE OF EXECUTION

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

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

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

Name of Allottee :- (1) _____

Address Of Allottees : _____

Promoter's Name : VENKATESHWARA CONSTRUCTIONS

**Promoter's Address : Flat No.C-103 , Ground Floor ,
Mega Center , Hadapsar , Pune 411028**

Notified Email ID :

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

27. JOINT ALLOTTEES

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

28. Stamp Duty and Registration

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

29. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the MahaRERA Authority as per

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

30. GOVERNING LAW

That the rights and obligations of the parties under or arising out of 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

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

First Schedule Above Referred to

Description of the freehold/leasehold land and all other details All that pieces and parcels of **Survey No. 46/9** ,area admeasuring 00 He. 50 Aar + Pot Kharaba 00 He.03 Aar i.e total area admeasuring 00 He. 53 Aar, assessed Rs. 02 Ps 16 , **out of land Area admeasuring of 00 He. 36 Aar** situated at village **Ambegaon Budruk** , Pune and within the local limits of Pune Municipal Corporation & within the Jurisdiction of Sub – Registrar Haveli No. 1 to XXVII , District Pune and this bounded as follows –

ON OR TOWARDS THE –

EAST	-	Jambhulwadi Road
SOUTH	-	Out of land Said Survey No.46/9
WEST	-	Sidhivinayak Society
NORTH	-	Out of Said Survey No.46/9

Second Schedule Above Referred to

Here set out the nature, extent and description of **Common Areas and Facilities**.

	COMMON AREAS
1	Stair Case, Landing, Underground & Overhead Water Tank.
2	Security Cabin at the Entrance Gate of the Building.
3	Open Space of the Wing A & B
4	Terraces, lifts
	Note: It is hereby agreed that promoter has the exclusive right of allotment of the different parking spaces to the allottees. Covered/open car parking space are not the common areas and each car park will be allotted to the specific allottee by the promoter as per his choice and discretion.

SIGNED AND DELIVERED BY THE WITHIN NAMED
ALLOTTEE/PURCHASER

--	--	--

SIGNED, SEALED AND DELIVERED, BY THE WITHIN NAMED
VENKATESHWARA CONSTRUCTIONS

1.MRS. VIDYA UMESH HARPALE		
2.MRS.SADHANA NILESH GAIKWAD		

(Promoters for Themselves & Duly Constituted Power of Attorney Holders for the
Owners/Consenting Party)
WITNESSES:

1.Name :

Signature :

2.Name :

Signature :

SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE APARTMENT AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

PROJECT : VENKATESHWARA PEARL

LOCATION : Survey No.46/9 at revenue village Ambegaon Budruk , Pune .

UNIT : Flat No._____

WING : Wing No. "A"

FLOOR : ____ th Floor

AREA : Carpet Area _____ Sq. Mtrs. i.e. _____ Sq.Ft.+ Sanctioned Enclosed Balcony having an area of _____ Sq. Mtrs. i.e. _____ Sq Ft., Type 1BHK and exclusive Terrace area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts. and Dry Balcony Area admeasuring _____ Sq. Mtrs i.e. _____ Sq. Fts.

PARKING : One Covered Car Parking

AND WHICH APARTMENT IS BOUNDED AS UNDER ON OR TOWARDS THE

East :

South :

West :

North :

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE – A Details of the Title Report

ANNEXURE –B

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

ANNEXURE –C-1

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

ANNEXURE - C-2

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

Annexure C-2A

(Copy of the proposed Layout Plan & the Proposed Wings / Building/Phase / Wing Plan showing future proposed development as disclosed by the Promoter on the said project)

ANNEXURE -D

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

ANNEXURE – E

(Specification and amenities for the Apartment),

- 1) STRUCTURE**
 - : i) Earthquake resistant R.C.C. structure
 - ii) Neeru Furnish plaster internally sand face
 - plaster externally.
- 2) FLOORING AND WALL FINISH**
 - : i) 24" X24" Vitrified flooring for entire Flat
 - ii) External decorative acrylic finish and internally good quality oil bound distemper.
- 3) DOORS**
 - : i) Decorative flush entrance door with night latch, heavy tower bolt & heavy hinges
 - ii) Marble Door frames for bathrooms ,
 - iii) Wide wooden door frames for Main door.
- 4) WINDOWS**
 - : i) Large windows for better ventilation & Views
 - ii) Powder coated aluminum sliding windows with mosquito net & decorative M.S. Safety grills
 - iii) Marble window sill
- 5) KITCHEN**
 - : i) Granite Kitchen platform with stainless steel sink and ample electrical outlets with provision for Kitchen appliances
 - ii) Kitchen Dado tiles up to lintel level
- 6) TOILETS**
 - : i) Concealed plumbing
 - ii) Provisions for exhaust fan in each toilets
 - iii) Designer tiles dado up to 7 ' height ,
 - Hot & Cold mixer, unit in bathroom
 - iv) wash basin in Master Bedroom toilet
 - v) Branded C.P. Fittings & Sanitary wares
 - vi) Anti Skid flooring for toilets.

- | | |
|---|---|
| 7) TERRACE | : i) Attractive ceramic Anti – Skid flooring in all attached terraces. |
| 8) DRY BALCONY | : i) Dry Balcony for each Flat with dado tile upto 4 ft. |
| 9) TV & TELEPHONE | : i) Provisions of TV & Telephone point in living. |
| 10) ELECTRICAL | : i) Provisions for split Air Conditioner for master Bed room
ii) Branded concealed copper wiring with modular switched
iii) Fire resistant cabling
iv) Provisions for lift & Common area back up
v) ELCB |
| 11) AMENITIES | : Gym & Club House |
| 12) Builders reserve the right to change Note – All above amenities (No.1 to 11 for suitable convenience and availability of material. | |

ANNEXURE–F

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

As the concerned Project is an ongoing Project we will apply for RERA Registration before **31st July 2017** as notified by MahaRERA Authority

The Promoter/s.

ANNEXURE– G

(Copy of the Non-Agricultural permission u/s 44 of MRTP Act 1966)

ANNEXURE– G -I

(Copy of the Development Permission & Commencement Certificate issued by PMRDA)

ANNEXURE–H

Sub-Division of installments linked to the no. of floors & Construction Stages